



DEVELOPMENT PLANNING FLOOD REPORT

Date of report: 02/05/2018

The Development Planning Flood Report provides property or lot-based flood information for building and development requirements. This report provides information on minimum floor level requirements, previous flood events, design flood levels, and technical information on the source of flooding: river, creek/waterway, storm surge and overland flow/localised.

To find out more about how the contents of this report may affect building and development please visit/contact Strategic Planning on 49619070 or strategic.planning@mackay.qld.gov.au for further information.

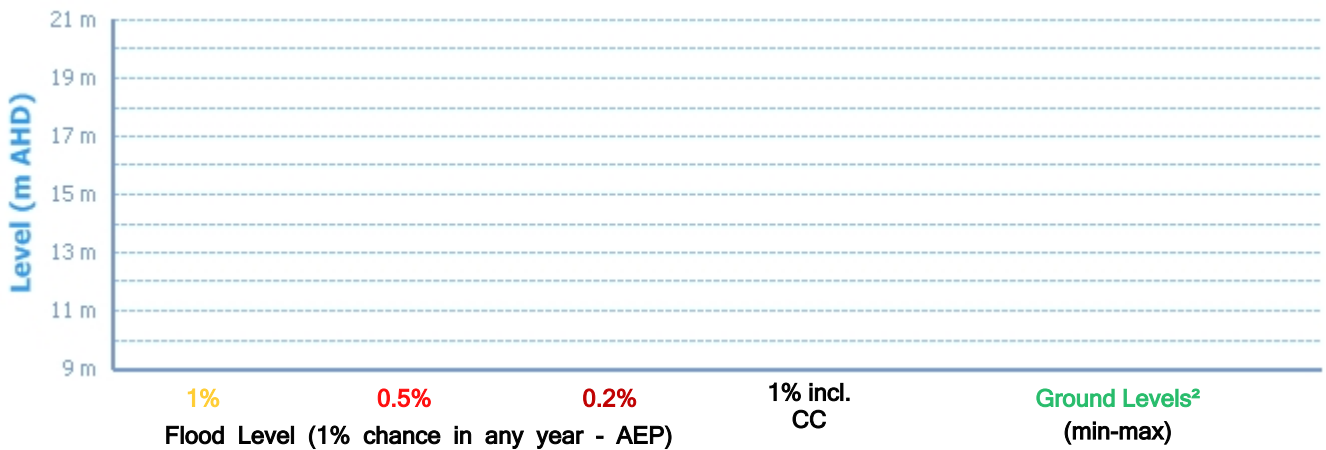
1. PROPERTY DETAILS 2. PROPERTY LOCATION MAP


Property Address:		
Plan and Lot No:	123 CI256	
Local catchment:	Upper Cattle Creek	
Mackay Region Planning Scheme 2017 zoning:	Rural	
Lot size:	1083120 m ²	Property larger than 1200 m ² , see note 1
Steep Land Overlay:	Yes	Property within Steep land overlay, see note 1



3. FLOOD LEVEL INFORMATION

NOTE: this graph is to show the highest results from all the levels applicable to that property - whether storm surge, Pioneer River, local waterway or urban (refer table next page)



LEGEND	
Level	Meters above Australian Height Datum (m AHD). The level of 0.0m AHD is approximately mean sea level.
	Ground Levels The green line above shows this property's approximate lowest and highest ground levels ² .
1%, 0.5%, 0.2%	Flood Levels The data represents the possible range of flood levels with a percentage chance of being exceeded every year. This is the highest level for the specified AEP for the allotment from any known source of flooding.

1. Minimum habitable floor levels cannot be provided for large or steep lots due to the range of potential flood levels over the site. Please contact strategic planning on 49619070 for further information.

2. All ground levels presented derived from aerial LiDAR survey collected in August 2015. Due to accuracy limitations of LiDAR data and potential changes to ground levels since data collection, all levels quoted are indicative only and must be confirmed by a registered surveyor.



4. MINIMUM HABITABLE FLOOR LEVEL – INFORMATION FOR BUILDING AND DEVELOPMENT

This section contains information on the minimum habitable floor level for residential buildings and developments. More information on applicable flooding types and levels can be found in the Mackay Region Planning Scheme 2016.

Defined Flood Event (DFE)

The DFE (defined flood event) for residential development is the flood event with a 1% annual chance (1% Annual Exceedance Probability). The DFE is derived from adopted studies regarding riverine, local and storm surge flood events (refer Sections x and x below). Where a site is covered by more than one study, the DFE is the highest level.

The DFE level is _____ AHD at the above property.

Minimum Habitable Floor Level

The minimum habitable floor level is calculated by using the higher of:

- 300 mm above the Defined Flood Event (DFE) level**
- 300 mm above the top of kerb**
- 300 mm above the crown of the road**
- 225 mm above ground level**

- RL 5.40 m AHD for Mackay and Environs**
- RL 5.30 m AHD for Ball Bay/ Halliday Bay/ Seaforth**
- RL 5.00 m AHD for Midge Point**
- RL 5.30m AHD for Sarina**

The minimum level is to be raised a further 0.60m when the property is located within 100m of the foreshore.

Note: The top of kerb, crown of road and ground levels must be supplied by a licensed surveyor and this information included with any Material Change of use Application to Council.

Where the allotment defined flood event (DFE) level is greater than the existing surface level you may need to lodge a 'Material Change of Use - Code Assessment' application. It is recommended that you send through a query to Council's Duty Planner (through Council's online services) attaching a site plan of the proposed building to check whether a Material Change of use – Code assessment application is required.

If you have any enquiries in regard to the preparation of 'Material Change of Use – Code Assessment' applications, please lodge an online 'Planning Advice enquiry' or phone 1300622529.



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5. ESTIMATED PEAK FLOODING LEVELS

This section contains more detailed flood source information for residents who are interested in understanding how their property is affected by different sources of flooding, and for development and building professionals to use when planning and designing developments. The table below displays peak estimated flood levels and previous flood event information and for this property.

Estimated flood level data should be used in conjunction with applicable planning scheme requirements – Refer to

<i>FLOOD SOURCE</i>	<i>% chance in any year (AEP)</i>	<i>LEVEL MAX (m AHD)</i>
Storm Surge	1%	N/A
	0.5%	N/A
	0.2%	N/A
	1% future 2011 scenario	N/A
Riverine – Pioneer River	1%	N/A
	0.5%	N/A
	0.2%	N/A
	1% future 2011 scenario	N/A
Creek/Waterway	1%	N/A
	0.5%	N/A
	0.2%	N/A
	1% future 2011 scenario	N/A
Overland flow/Localised	1%	N/A
	0.5%	N/A
	0.2%	N/A
	1% future 2011 scenario	N/A

If N/A* - Council does not hold flood levels for this probability event, or it is not applicable to your property

The maximum source of flooding in this table determines the Defined Flood Event (DFE) level shown in Section 3.

Note: Council does not have catchment studies for every catchment in Mackay. The information in the table above is the best available at the time this report is generated and may not include every flood source for the subject property.



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6. ADOPTED FLOOD EVENTS IN THE MACKAY REGION

This section contains information about the flood events that have been adopted for residential purposes within each catchment and where to find more information.

<i>CATCHMENT/FLOOD STUDY NAME</i>	<i>YEAR</i>	<i>AUTHOR</i>	<i>ADOPTED FLOOD EVENT</i>
Goosepond Creek (including Pioneer River) Flood Study	2012	WRM Water & Environment	1% cc
Bakers Creek/Walkerston Flood Study	2013	WRM Water & Environment	1% cc
McCreadys Creek South Flood Study	2015	WRM Water & Environment	1% cc
Bakers One Catchment Stormwater Trunk Infrastructure Study	2015	WRM Water & Environment	1% cc
Finch Hatton Flood Hazard Mapping Study	2013	WRM for Water Reconstruction Authority	1%
Bloomsbury Flood Hazard Mapping Study	2013	WRM for Water Reconstruction Authority	1%
Kolijo Flood Investigation	2014	Water Technology	1% cc
Sandy Creek Flood Study	2012	WRM (for DTMR/AECOM)	1%
Mackay CBD Drainage Study	2015	AECOM	1% cc
Shellgrit Creek Catchment Drainage Study	2014	Cardno	1% cc
Mackay Region Storm Tide Study	2013	BMT WBM	1% cc

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The suffix 'cc' represents the addition of a climate change factor projected to the year 2100.

7. OTHER TOOLS AVAILABLE

Flood Awareness Terminology and FAQs	
Pioneer River Flood Gauge mapping	
Emergency Response websites	

DISCLAIMER

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