

16 November 2022

Chief Executive Officer  
Rockhampton Regional Council  
PO Box 1860  
Rockhampton QLD 4700.

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/130-2022**  
**Dated: 5 January 2022**

Dear Sir/Madam,

**Flood Impact Statement in Support of  
As-Constructed Deck at 8 O’Connell Street, Depot Hill**

The subject land is located at 8 O’Connell Street, Depot Hill and is in a residential area. The property is currently occupied with a single detached residential dwelling located towards the front of the property. The residence is constructed on stumps with the floor level approximately 2.0m (average) above existing surface levels. An existing roofed deck (the subject of this application) is located at the rear of the residence on stumps approximately 2.0m above existing surface levels.

The allotment is defined as being in the Fitzroy River Flood Management Area and South Rockhampton Local Creek Catchment, which requires proposed developments to have a Flood Statement. The following Flood Statement is provided based on the perceived impacts of the proposed development on the flood plain in this area.

**Current Natural Surface Levels**

The development site is virtually level with minimal falls from the rear of the allotment to the O’Connell Street frontage. A flood report provided by council on 19 October 2022 indicates site levels vary between RL6.31m and RL6.65m.

**Proposed adjustments to Natural Surface Levels**

The development does not involve adjustment to ground surface levels.

**Relevant Access Route**

The development will not affect any or increase traffic volumes on the access route to and from the property as the development is for residential purposes only and does not increase the population density.

**Hydraulic Classification**

Rockhampton Regional Council overlay map OM-8A-1 Allenstown indicates the subject allotment to be within a H4 hydraulic classification area. Refer Attached overlay map and extract from Rockhampton Regional Council Planning Scheme On-line Mapping System.

**Potential Impact of Development on Flood Depth and Velocity**

Due to the deck being constructed above the flood level and with an open space below allowing flood flows to enter freely as per pre-development conditions, it will not result in any loss of flood storage or impact on flood depth or velocity.

**Afflux**

Due to the very low velocity of the 1% AEP Event flows, afflux, if any will be localized around the deck stumps only and not cause any notable disruptions to downstream flows. Afflux to the overall flood impact zone will be extremely negligible.

### **Evacuation Options**

The development will not affect any of the current evacuation options available to the occupants of the residence as there will be no effects on the current flood level or increase in population density. The current evacuation strategies for occupants of the residence will remain unaffected.

2011 Flood imagery shows the allotment fully inundated with the nearest high ground being on Wood Street approximately 590m west of the site.

### **Effective Warning Times**

The proposed development on this allotment will have no effect on warning times as the impact of the development on flooding events are extremely minor and very localised around the site.

### **Conclusion**

Based on the above and the proposed development we feel it has been demonstrated that the construction of the deck will have little to no effect on flooding events in the area. With existing flow paths maintained there will be no adverse impacts to surrounding properties, evacuation times or a shortening of effective warning times and Council can confidently approve the required operation to enable the construction of the proposed deck.

Please do not hesitate to contact the undersigned, on (07) 4911 2553 if you have any further queries.

Regards,

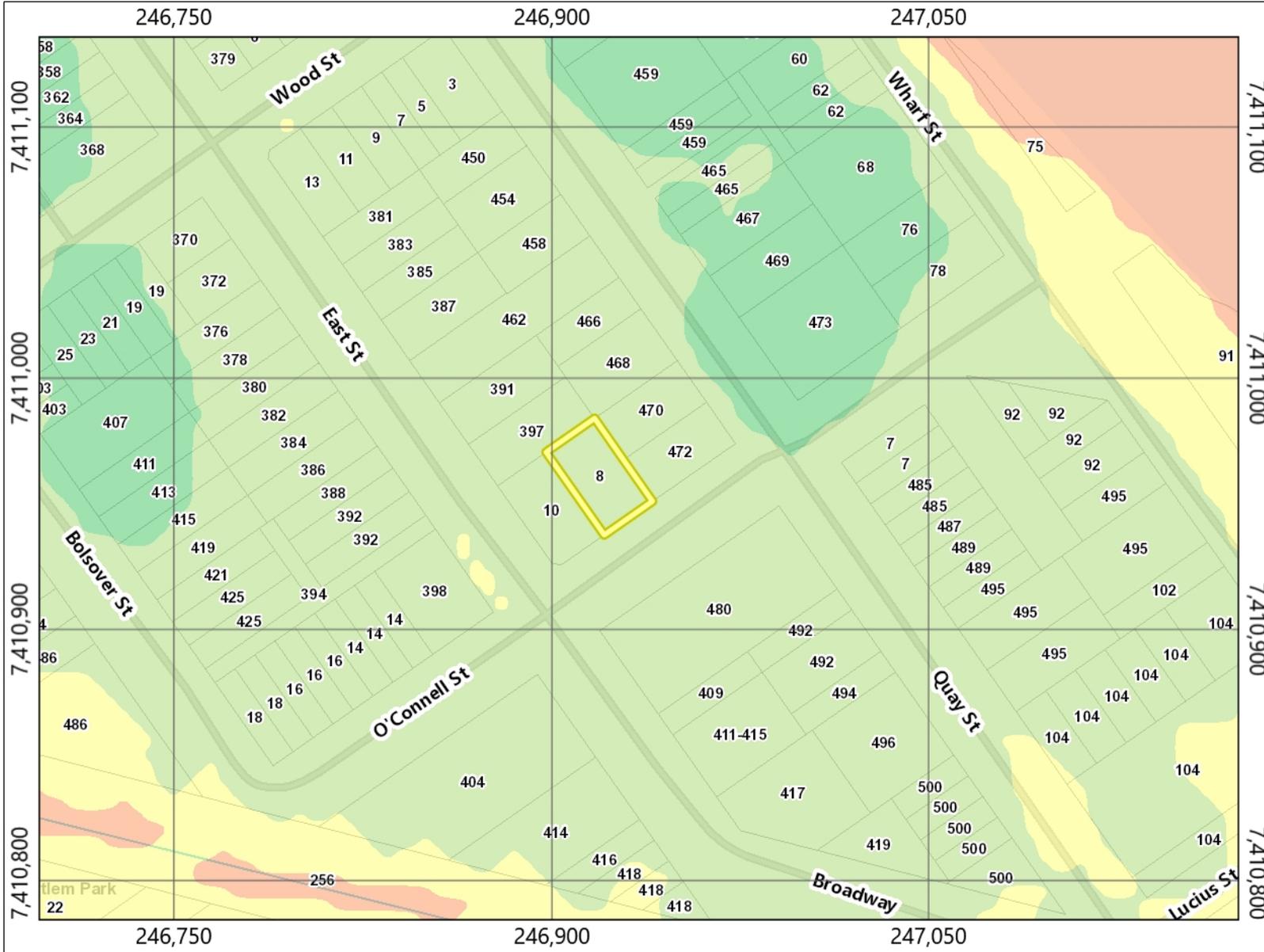


**Glenn Brown**  
Engineering Director / RPEQ



**Legend**

- Development Information
- RRC Mask
- RRC Mask
- Fitzroy River Flood
  - H1 (Low)
  - H2 (Medium)
  - H3 (High)
  - H4 (High)
  - H5 (Extreme)
  - H6 (Extreme)
- Floodplain Investigation Area
- Fitzroy River Defined Flood Event
- Planning Area 1
- Planning Area 2
- North Rockhampton Flood Management Area
- Roads1
  - Main roads
  - Major council roads
  - Standard council roads
  - Access roads
  - Private roads
- Easements
- Property Parcels
- Ocean
- Rivers
- DCDB Parks
- CQ LGA Boundaries



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**Flood Report for 8 O'Connell Street Depot Hill QLD 4700**

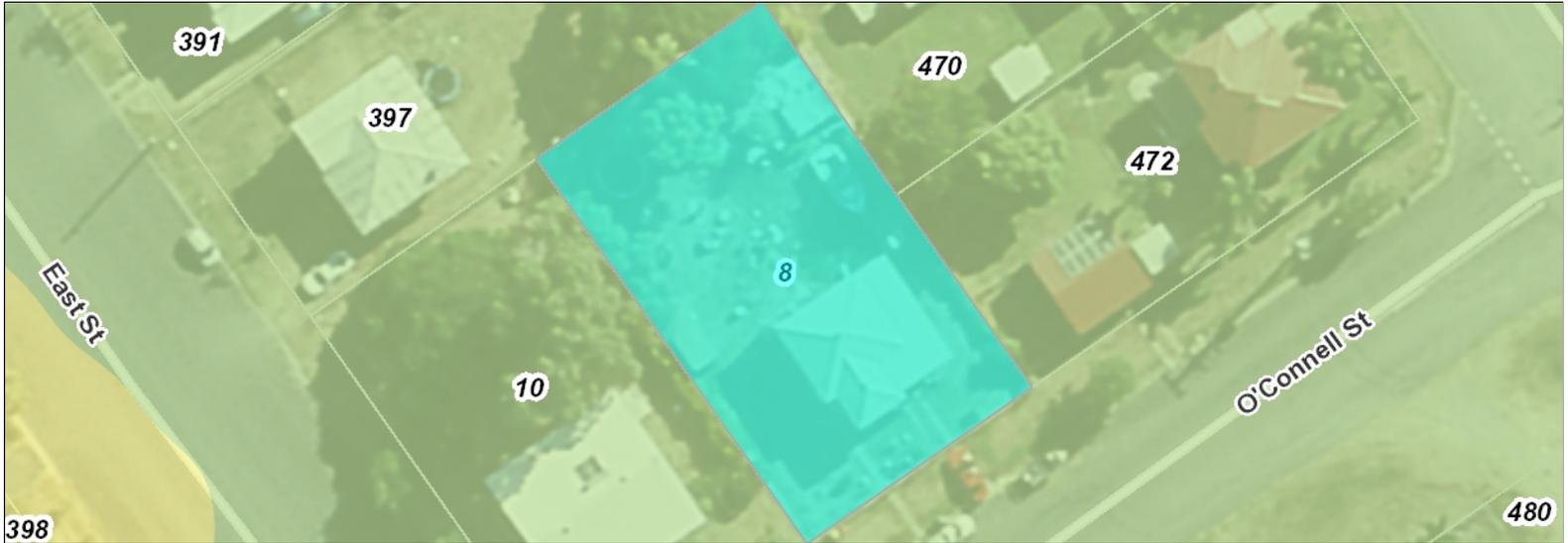
Printed from  
GeoCortex on  
19/10/2022

Owners: P G Morris

Ratepayer Address: 8 O'Connell St DEPOT HILL QLD 4700

Parcel ID: RP605891/2

Land use: Single Dwelling



Riverine Catchment: Fitzroy River Flood Study

Creek Catchment: South 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**

PMF WSL Min:	11.74	AEP 2% WSL Min:	7.83
PMF WSL Max:	11.74	AEP 2% WSL Max:	7.84
PMF Velocity Min:	0.19	AEP 2% Velocity Min:	N/A
PMF Velocity Max:	0.22	AEP 2% Velocity Max:	0.20
AEP 0.05% WSL Min:	9.45	AEP 5% WSL Min:	7.27
AEP 0.05% WSL Max:	9.45	AEP 5% WSL Max:	7.27
AEP 0.05% Velocity Min:	0.13	AEP 5% Velocity Min:	0.08
AEP 0.05% Velocity Max:	0.21	AEP 5% Velocity Max:	0.15
AEP 0.2% WSL Min:	8.92	AEP 10% WSL Min:	6.59
AEP 0.2% WSL Max:	8.92	AEP 10% WSL Max:	6.59
AEP 0.2% Velocity Min:	0.12	AEP 10% Velocity Min:	0.00
AEP 0.2% Velocity Max:	0.20	AEP 10% Velocity Max:	0.03
AEP 0.5% WSL Min:	8.52	AEP 18% WSL Min:	N/A
AEP 0.5% WSL Max:	8.53	AEP 18% WSL Max:	N/A
AEP 0.5% Velocity Min:	0.12	AEP 18% Velocity Max:	N/A
AEP 0.5% Velocity Max:	0.20	AEP 18% Velocity Max:	N/A
AEP 1% WSL Min:	8.19	AEP 39% WSL Min:	N/A
AEP 1% WSL Max:	8.20	AEP 39% WSL Max:	N/A
AEP 1% Velocity Min:	0.12	AEP 39% Velocity Min:	N/A
AEP 1% Velocity Max:	0.20	AEP 39% Velocity Max:	N/A

**Creek \ Local Catchment**

PMF WSL Min:	6.63	AEP 5% WSL Min:	6.42
PMF WSL Max:	6.68	AEP 5% WSL Max:	6.46
PMF Velocity Min:	0.07	AEP 5% Velocity Min:	0.06
PMF Velocity Max:	0.29	AEP 5% Velocity Max:	0.13
AEP 0.05% WSL Min:	6.52	AEP 10% WSL Min:	6.41
AEP 0.05% WSL Max:	6.54	AEP 10% WSL Max:	6.44
AEP 0.05% Velocity Min:	0.02	AEP 10% Velocity Min:	0.05
AEP 0.05% Velocity Max:	0.25	AEP 10% Velocity Max:	0.13
AEP 0.2% WSL Min:	6.50	AEP 18% WSL Min:	6.41
AEP 0.2% WSL Max:	6.52	AEP 18% WSL Max:	6.44
AEP 0.2% Velocity Min:	0.01	AEP 18% Velocity Min:	0.05
AEP 0.2% Velocity Max:	0.15	AEP 18% Velocity Max:	0.12
AEP 0.5% WSL Min:	6.47	AEP 39% WSL Min:	N/A
AEP 0.5% WSL Max:	6.49	AEP 39% WSL Max:	N/A
AEP 0.5% Velocity Min:	0.01	AEP 39% Velocity Min:	N/A
AEP 0.5% Velocity Max:	0.12	AEP 39% Velocity Max:	N/A
AEP 1% WSL Min:	6.45	AEP 63% WSL Min:	N/A
AEP 1% WSL Max:	6.48	AEP 63% WSL Max:	N/A
AEP 1% Velocity Min:	0.02	AEP 63% Velocity Min:	N/A
AEP 1% Velocity Max:	0.15	AEP 63% Velocity Max:	N/A

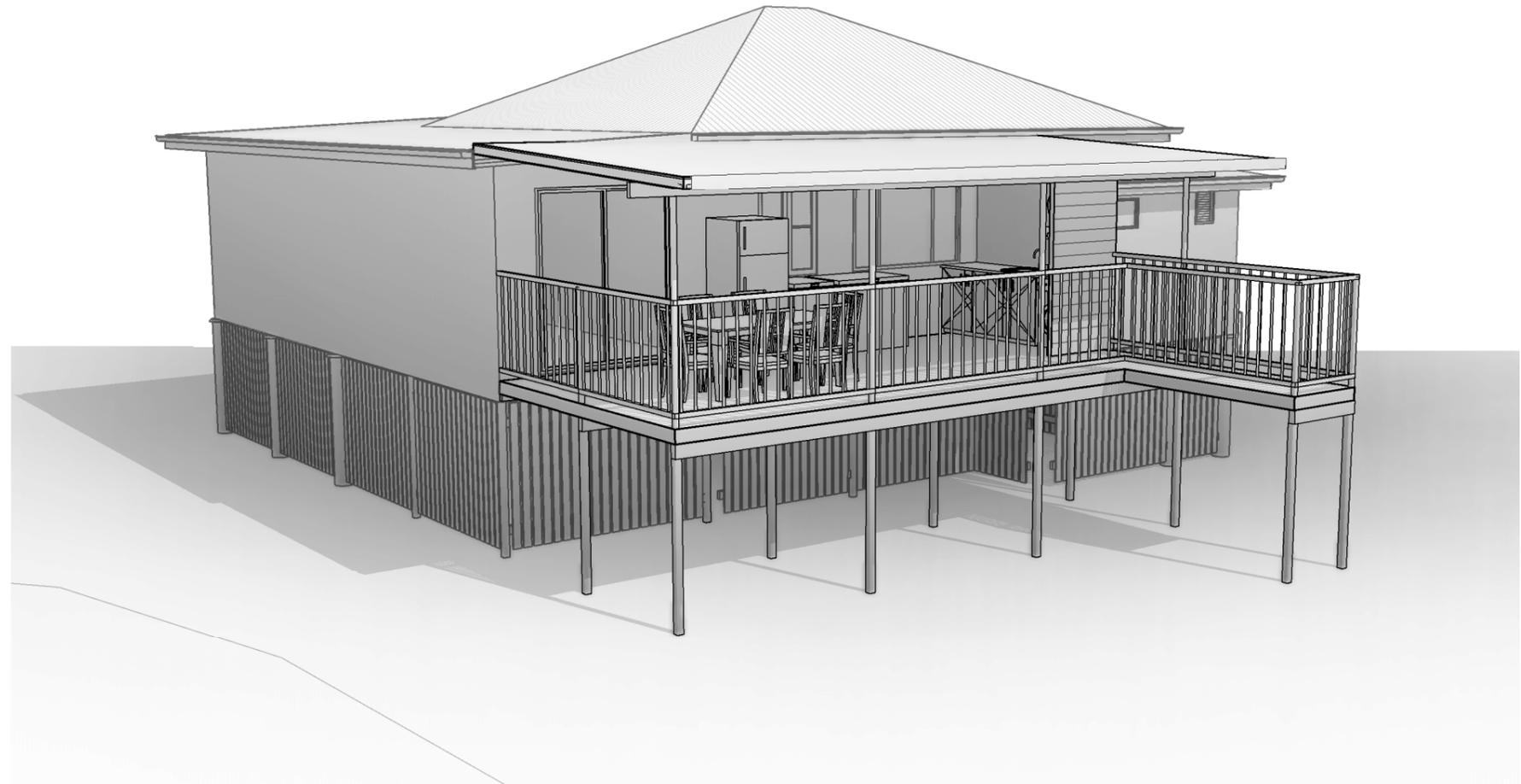
**Property Elevation**

Ground Elevation (Min): 6.31  
Ground Elevation (Max): 6.65

AEP 2% WSL Min:	6.42
AEP 2% WSL Max:	6.47
AEP 2% Velocity Min:	0.01
AEP 2% Velocity Max:	0.13

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# As Constructed Deck For P. Morris At 8 O'Connell St, Depot Hill



## PLAN INDEX

SHEET No.	TITLE
01	Site Plan
02	First Floor Plans
03	Ground Floor Plan
04	Elevations

### **ROCKHAMPTON REGIONAL COUNCIL**

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**Dated: 5 January 2022**



**VAUGHAN**  
building design

Phone: 0407 132 964

Email:

[admin@vaughanbuildingdesign.com.au](mailto:admin@vaughanbuildingdesign.com.au)

[www.vaughanbuildingdesign.com.au](http://www.vaughanbuildingdesign.com.au)

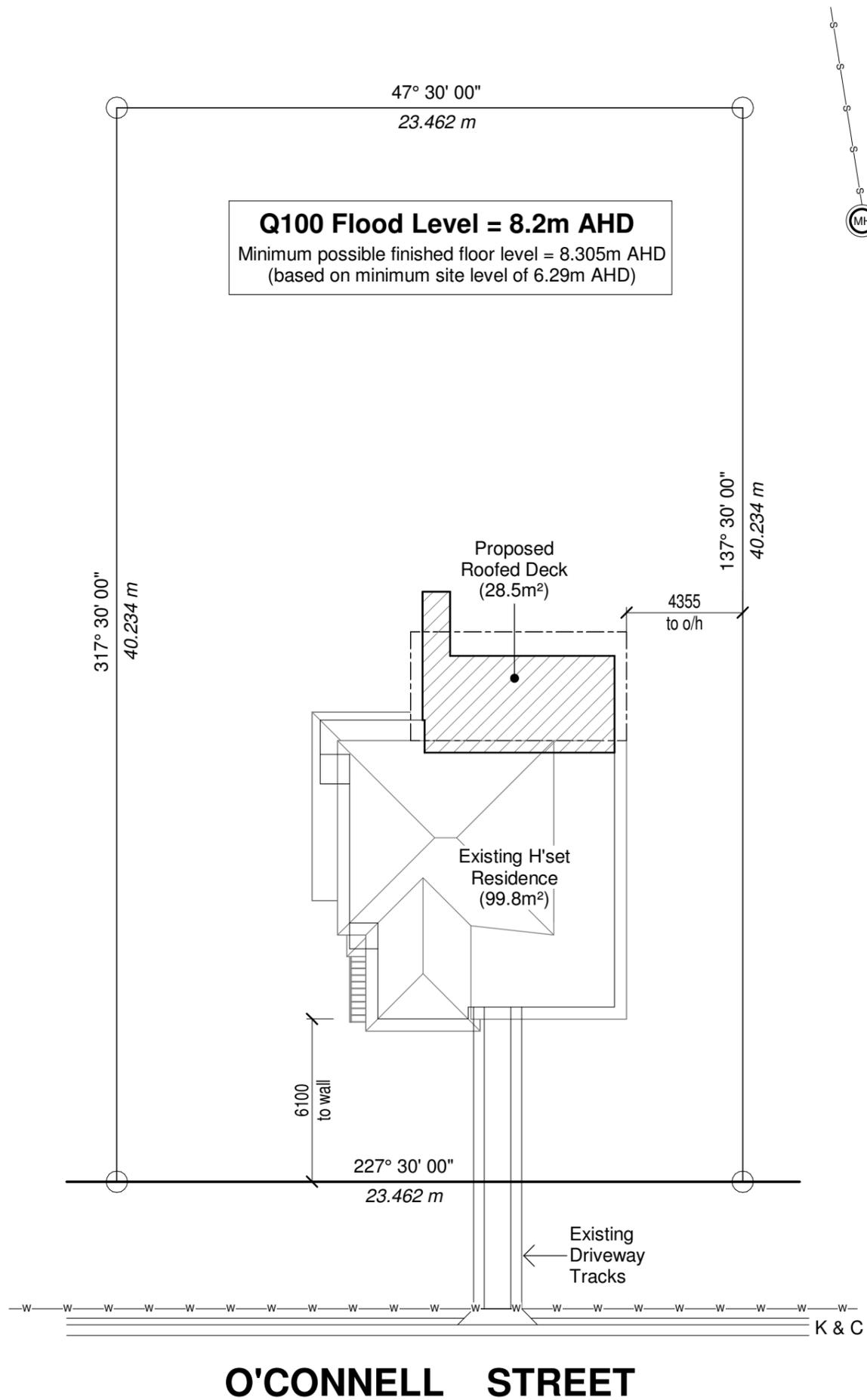
QBCC Licence No.

(Ian Vaughan)

15007590

Project  
Number

**21011**



**Q100 Flood Level = 8.2m AHD**  
 Minimum possible finished floor level = 8.305m AHD  
 (based on minimum site level of 6.29m AHD)

**R.P.D.**  
 Lot Number : 2  
 Reg./Survey Plan Number : RP605891  
 Parish : Rockhampton  
 County : Livingstone  
 Area : 944.0m<sup>2</sup>

**Legend**  
 -s- - Sewer Line  
 -w- - Water Line

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**1** Site Plan  
 1 : 200

No.	REVISION Description	Date
01	Preliminary Plans	06.08.2021
02	As Constructed Changes	31.08.2022

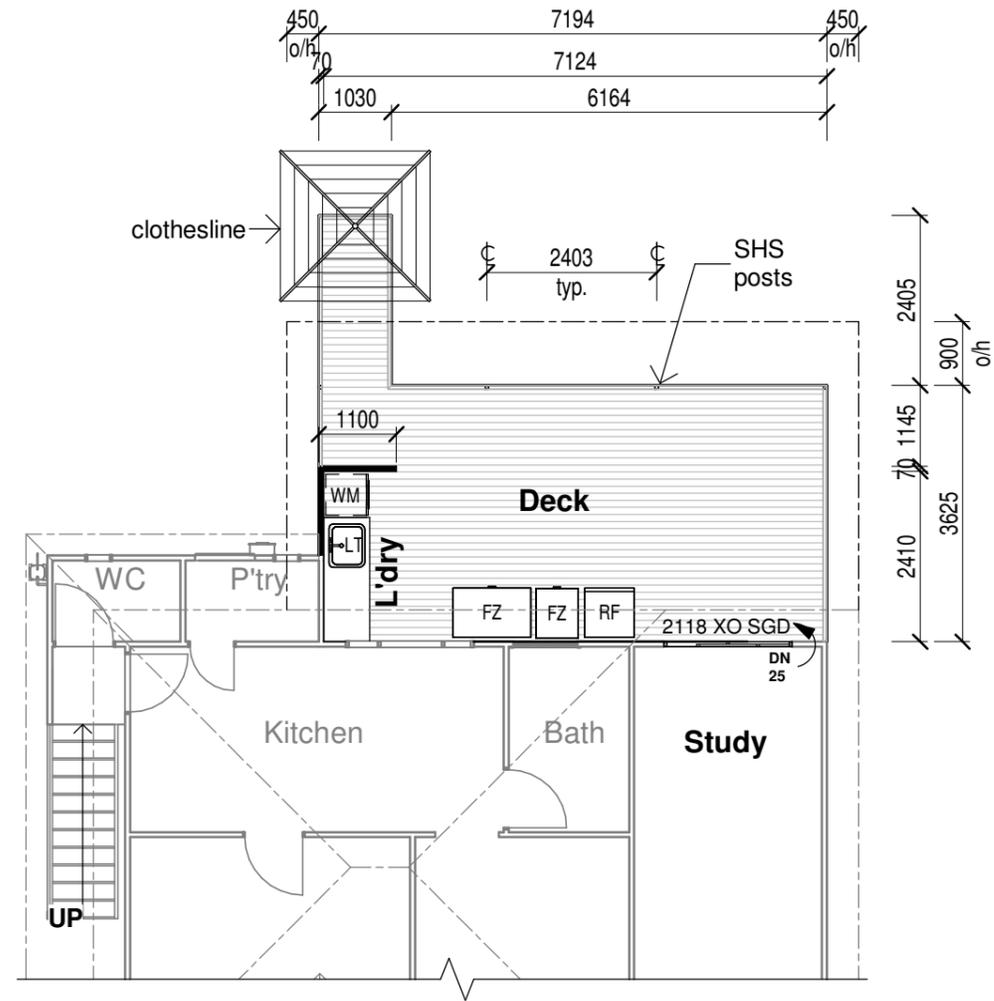
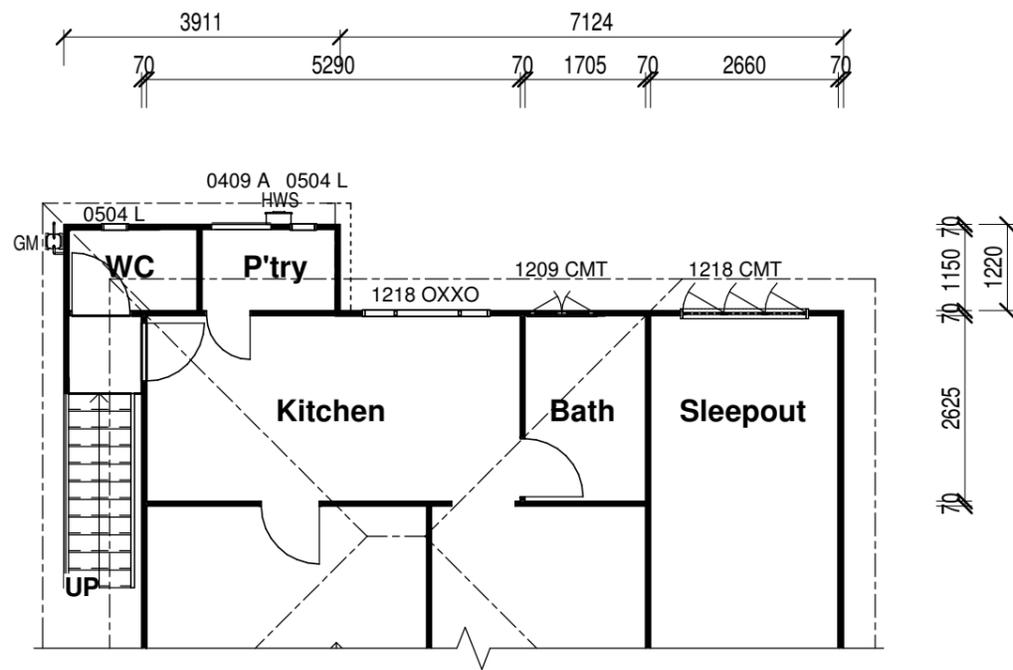
**As Constructed Deck**  
 For P. Morris  
 At 8 O'Connell St,  
 Depot Hill


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 Email: admin@vaughanbuildingdesign.com.au  
 www.vaughanbuildingdesign.com.au  
 QBCC Licence No. (Ian Vaughan): 15007590

Drawn By: ILV	Wind Speed: C1	Project Number: 21011
Checked By: ---	Sheet Size: A3	SHEET 01 OF 04 SHEETS

**Plan Legend**

- FZ Freezer
- GM Gas Meter
- HWS Hot Water System
- LT Laundry Tub
- ORG Overflow Relief Gully
- RF Refrigerator
- WM Washing Machine with dryer over

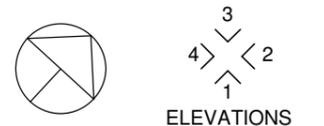


**1** Original First Floor Plan  
1 : 100

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**2** First Floor Plan  
1 : 100



No.	REVISION Description	Date
01	Preliminary Plans	06.08.2021
02	As Constructed Changes	31.08.2022

  
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 QBCC Licence No. (Ian Vaughan)  
 15007590

**As Constructed Deck**  
**For P. Morris**  
**At 8 O'Connell St,**  
**Depot Hill**

Drawn By: <b>ILV</b>	<b>21011</b>
Checked By: <b>---</b>	
<b>A3</b> Wind Speed <b>C1</b>	SHEET 02 OF 04 SHEETS

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### Plan Legend

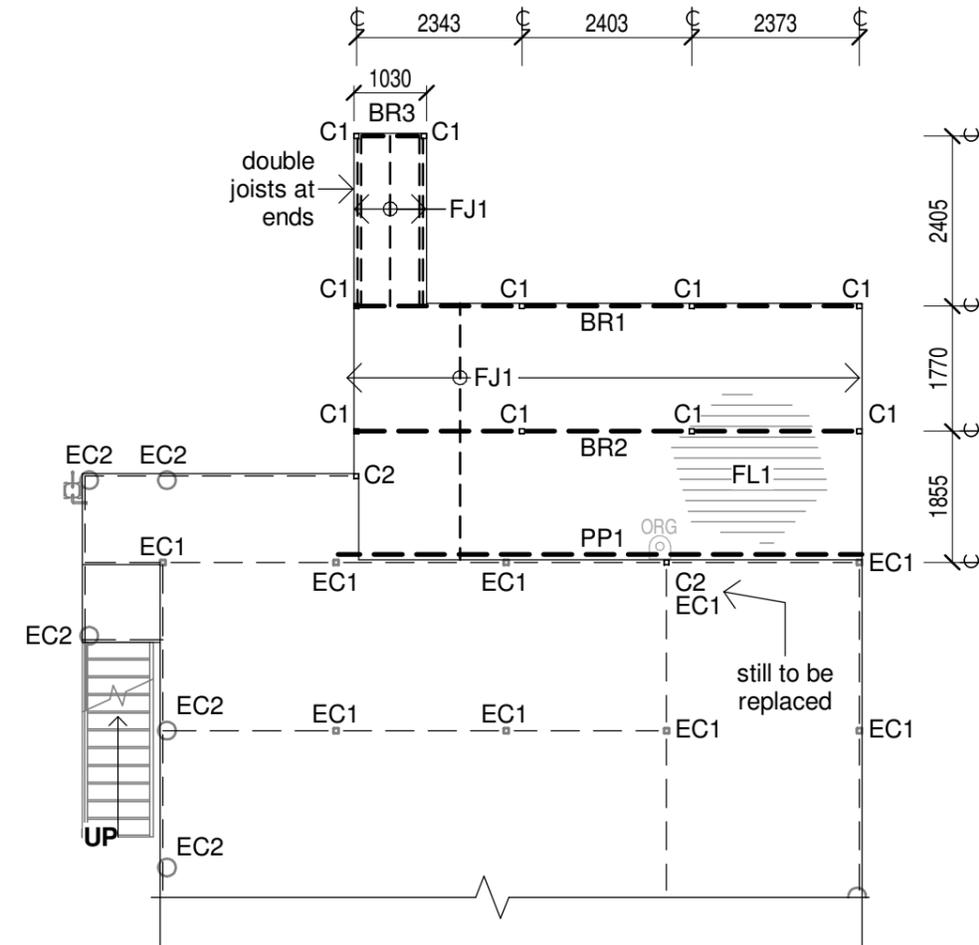
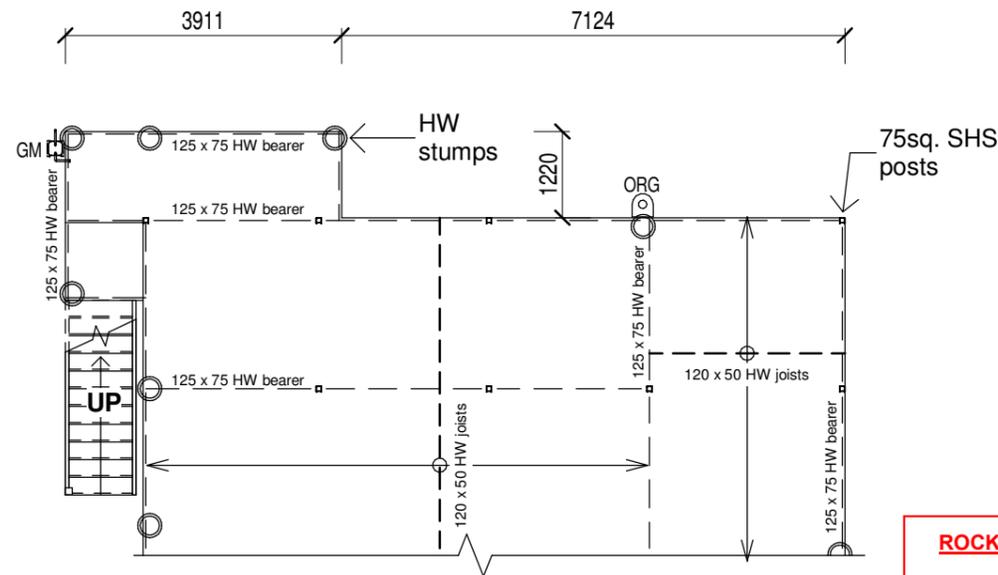
- FZ Freezer
- GM Gas Meter
- HWS Hot Water System
- LT Laundry Tub
- ORG Overflow Relief Gully
- RF Refrigerator
- WM Washing Machine with dryer over

### Members/Materials :

- FJ1 - 125 x 50 F14 cont. joists at 450 max. crs.
- BR1 - 145 x 75 F14 bearer
- BR2 - 145 x 75 F14 bearer
- BR3 - 145 x 75 F14 bearer
- PP1 - 75 x 50 F14 pole plate
- C1/C2 - 75 x 75 x 4.0 SHS adjustable stumps
- EC1 - existing 75 x 75 SHS post
- EC2 - 200Ø (min.) HW stump
- FL1 - 88 x 19 P.E. HW flooring

### Connections :

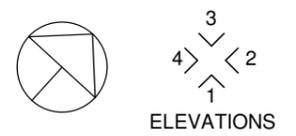
- FJ1 to BR1/BR2/BR3/PP1 - 1/joist hanger
- BR1/BR2/BR3 to C1 - 2/M12 vert. bolts from adjustable post top plate through bearer, 1/M12 to ends
- PP1 to exist. bearer - 1/M12 cuphead bolt at 450 crs.



**1** Original Ground Floor Plan  
1 : 100

**2** Ground Floor Plan  
1 : 100

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Drawn By: <b>ILV</b>	Project Number
Checked By: ---	<b>21011</b>
<b>A3</b> Wind Speed <b>C1</b>	SHEET 03 OF 04 SHEETS

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75mm tk 'Solarspan'  
roofing or equiv.  
(details by others)

SHS  
posts

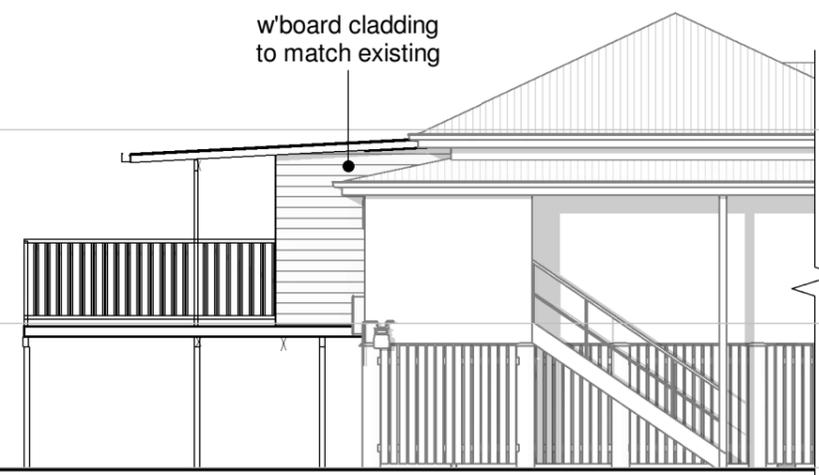
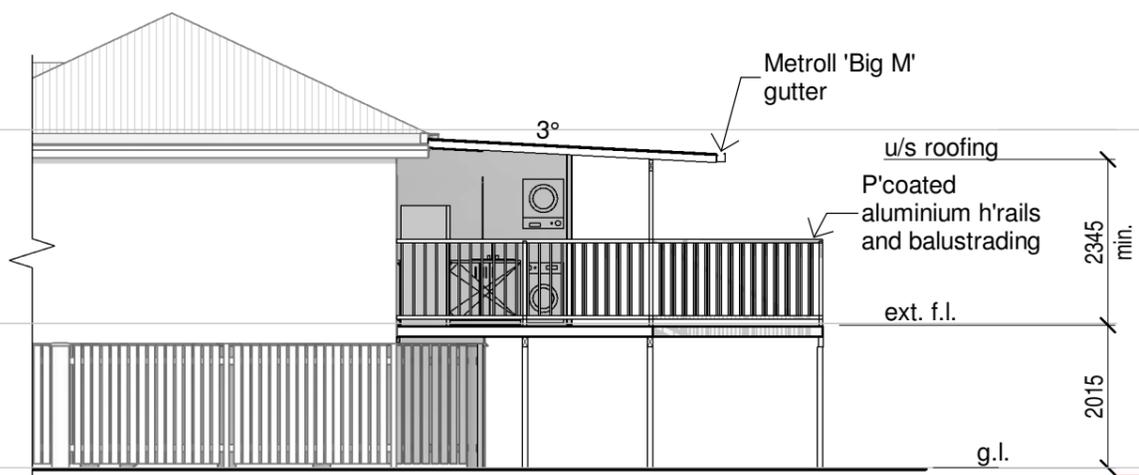
Roof Plate Level\*  
11280

First Floor Level\*  
8540

Ground Level\*  
6500

\* Approx. levels  
based on available  
contours

**3** Elevation 3  
1 : 100



**2** Elevation 2  
1 : 100

**4** Elevation 4  
1 : 100

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**At 8 O'Connell St,**  
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Checked By: ---	<b>21011</b>
<b>A3</b> Wind Speed <b>C1</b>	SHEET 04 OF 04 SHEETS

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