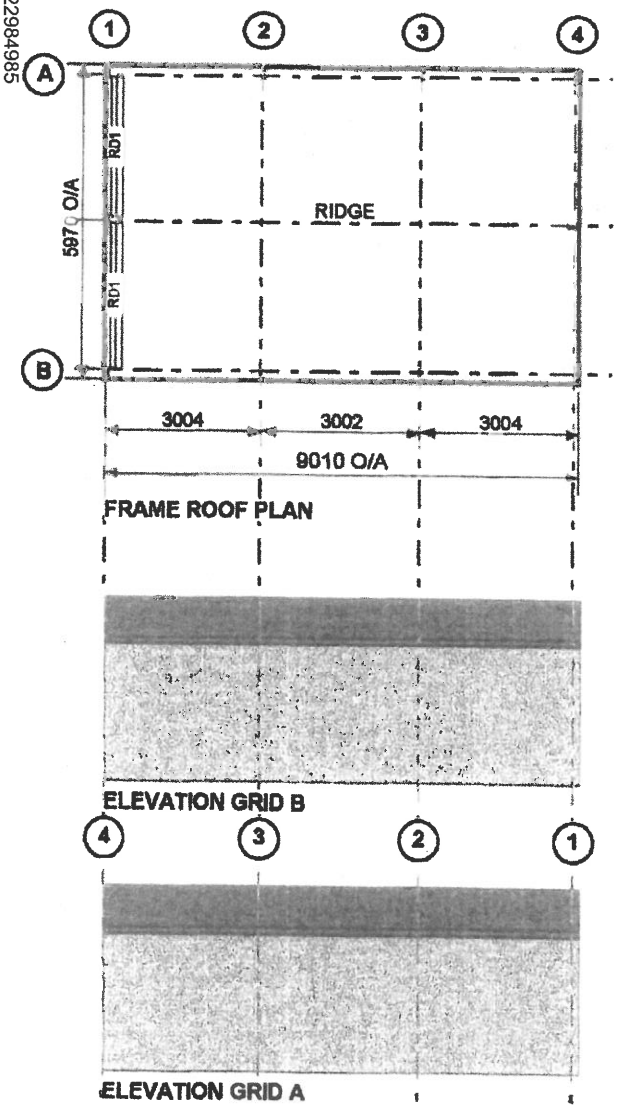
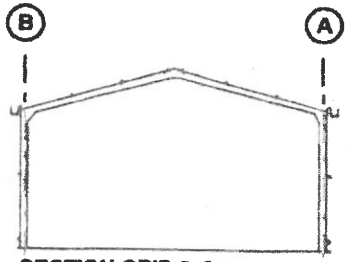


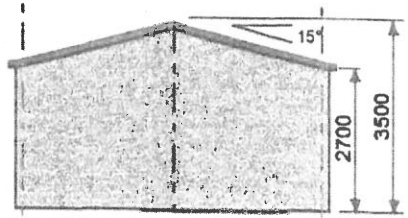
FRAME ROOF PLAN

ELEVATION GRID B

ELEVATION GRID A



SECTION GRID 2, 3



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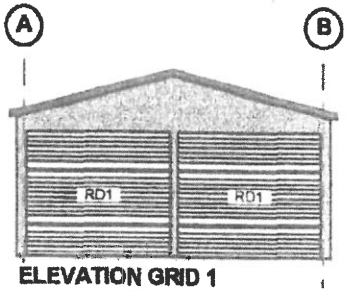


ELEVATION GRID 1

WALL & ROOF ROD X BRACING SUPPLIED. WALL BRACING MUST BE FITTED TO ANY 2 GARAGE SIDE WALL BAYS.

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/72-2022

Dated: 27 June 2022

Better sheds. Bigger choice.

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42	COLORBOND	DU
WALLS	TRIMDEK 0.35	COLORBOND	DU
CORNERS		COLORBOND	DU
BARGE	-	COLORBOND	MO
GUTTER	SHEERLINE	COLORBOND	MO
DOWNPIPE	100x75	COLORBOND	DU

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	CSI Rollmasta, R.D, Manual "A", 2300 high x 2700 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY
NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN
2	C	3

CLIENT
Col Newton

SITE
240 Telford Street
ROCKHAMPTON QLD 4700

BUILDING
SUNDOWN DELUXE
5970 SPAN x 2700 EAVE x 9010 LONG

TITLE
GENERAL ARRANGEMENT

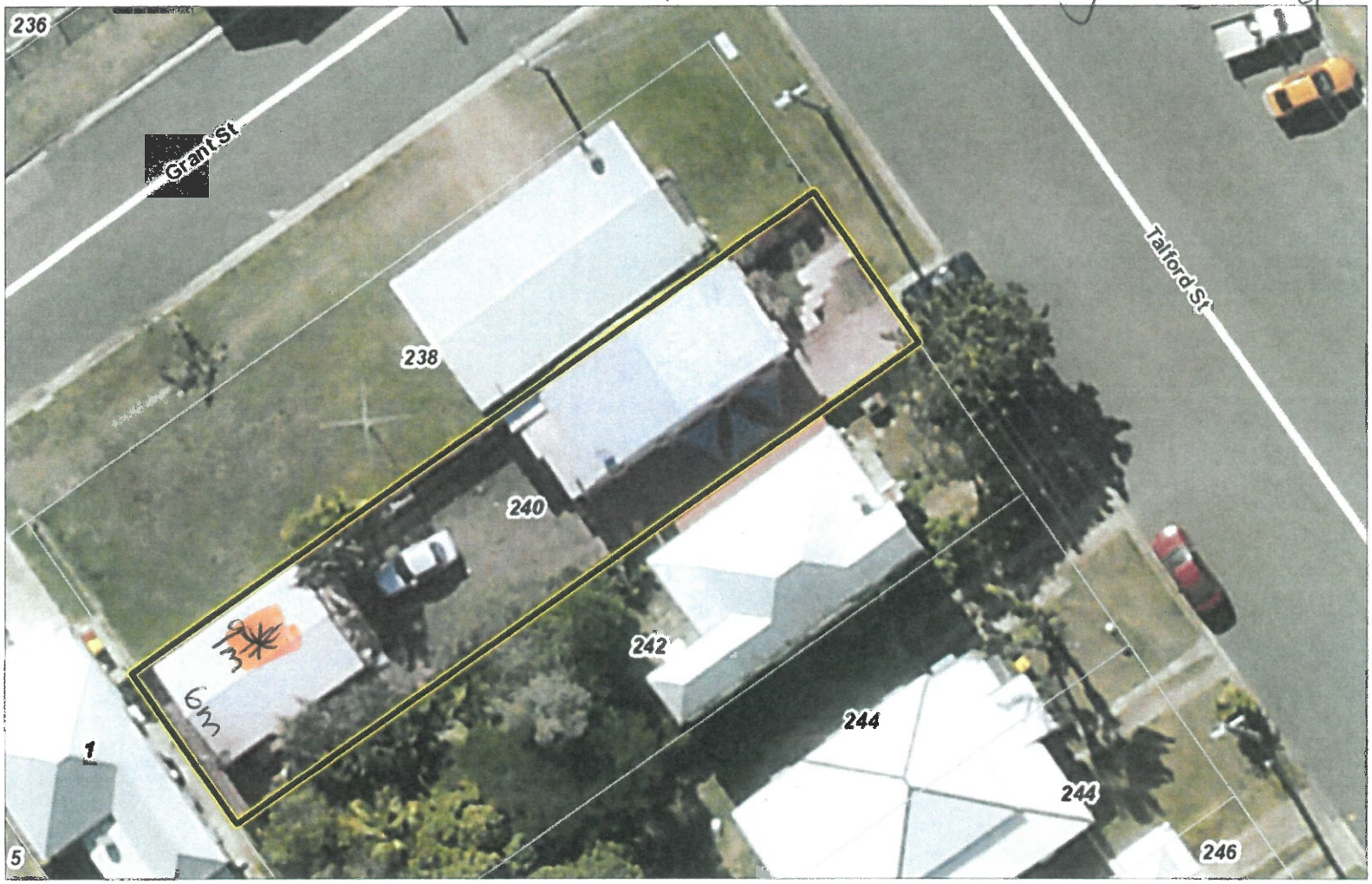
SCALE	DRAWING NUMBER	PAGE
A4 SHEET 1:125	ROCKH3-56337	1/1

Site Plan - 240 Talford Street, Allenstown As Constructed Shed *

500mm from common boundary + 1000mm from rear boundary

A4 Page scale at 1: 306.22

Printed from GeoCortex on 14/12/2021



Legend

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Dated: 27 June 2022

GDA2020

Rockhampton Regional Council

Patcol Group Pty Ltd
ABN 98 620 245 598
www.patcol.com.au

240 Talford St, Allenstown
Flood Hazard Assessment

Project Name:	240 Talford St. Flood Hazard Assessment
Project Number:	22-262
Project Address:	240 Talford Street, Allenstown QLD 4700 (Lot 31 RP600988)
Client:	Gary Alexander
Client Contact:	Gary Alexander
Dated:	16/05/2022

Rev: 0

Revision	Revision	Issue Date
Original Issue	0	16/05/2022

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/72-2022

Dated: 27 June 2022

186 Denham St
Rockhampton QLD 4700

1.0 Introduction

The scope of this document is to address the relevant provisions of the Rockhampton Region Planning Scheme 2015 with regards to the Fitzroy River Flood Overlay for 240 Talford St, Allenstown.

240 Talford St, as shown below, currently has Class 1a residential structure (hose) and a class 10a shed structure.

The subject site is located in the flood hazard zone as defined by the Rockhampton Region Planning Scheme 2015 hazard overlays. As can be seen in Figure 2, the flood overlay map shows the site being within the H2 (medium) – H3 (high) zone.

Figure 1 - Site Location

2.0 Flood Hazard Assessment

The structure located at 240 Talford Street is and is a shed structure. Due to its location, it triggers the need for a flood hazard assessment.

The purpose of the structure is to store gardening tools and supplies, car parts and other items that are not suitable for indoor storage. The nature of the structures is such that it is generally open in nature, being that they would not obstruct the flow of flood waters, meaning that in a flood event water will be free to flow in and around the structure without causing nuisance turbulence or redirecting flows outside of the site.

It is seen that in a flood event, the site could be effectively managed with regards to achieving the acceptable outcomes set out in Appendix A by simply ensuring all doors are opened to allow water to flow unimpeded through the shed which would in turn mean existing flood risks are not made worse by alteration to the flow characteristics of the site. Further, insignificant increase in impervious area is seen to have resulted from the structures, hence the post-development case for the site will show very minimal impact on the peak discharge and stormwater quality.

Summarising, the structure covered under this report would not create any actionable nuisance to the surrounding properties.

3.0 Existing Site Conditions

The proposed site is situated within the Fitzroy River Flood Overlay Zones H2 – H3.

Figure 2 - Proposed General Arrangement

Figure 4 is an extract from the report "Flood Study Report Fitzroy River Flood Study, Rockhampton Regional Council" which was completed by Aurecon in 2011. This report shows that the peak depth in a 100 Year ARI is 0.5m to 1.5m. From the same report it was shown that the velocity of the water flowing through the site during a 100 Year ARI event will almost be negligible.

Figure 3 - Flood Depth Mapping (Aurecon, 2011)

It is seen that the proposal is acceptable based on the following:

1. The building is not habitable and the amount of displaced floodwater is negligible.
2. Resilience to the existing flood event affects will be provided in accordance with the RRC Planning Scheme outcomes towards a defined flood event. This is achievable as the existing structure is constructed using structural steel. This coupled with the fact that the floodwater is slow moving due to being backflow from the Fitzroy River.
3. All electrical infrastructure has been installed at a minimum height of 1200mm above FFL.
4. Local and global (Riverine Flooding) flood heights will not increase as a result of the development. This is due to the fact that there will be no material change to existing hydraulic parameters and no loss of storage.
5. As there will be no change to depth or velocity, there will be no increase to the sites Flood Hazard Category and therefore no risk to persons, infrastructure or property.
6. There are no proposed earthworks aside from minor levelling of ground under the shed.
7. Sufficient notice period of two weeks has been the case for previous Riverine Flooding events and we know this would not change in the future. Given the structure is not habitable or commercial the management required after notice include:
    1. Removal of loose material and potential debris.
    2. Relocation of all equipment off site
    3. Relocation of all animals off site
    4. Open all doors and windows to allow ingress of flood waters

4.0 Conclusion

There appears to be no great engineering infrastructure difficulties with the proposed changes to the aforementioned property. It is seen that the proposal will not affect flooding, either on the property or upstream/downstream in any way and conforms to the acceptable outcomes as set out by the RRC planning scheme.

Yours sincerely,

Scott Thomas

Manager – B. Eng (Civil/Structural) RPEQ 16203

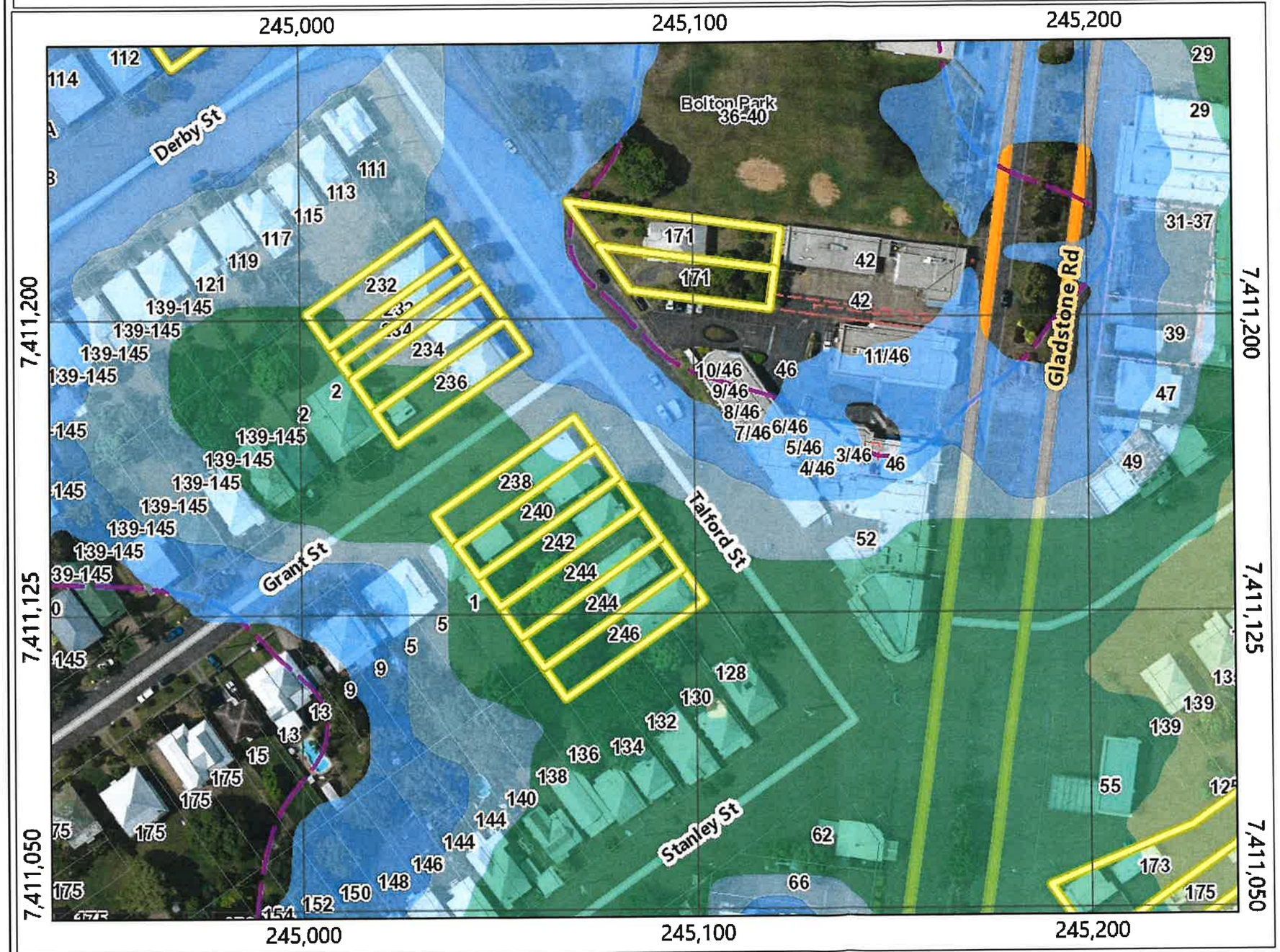
RichTextBox1

Spatial reference

GDA2020_MGA_Zone_56

A4 Page scale at 1: 1,494.15

Printed from RRPS on 17/05/22



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
  - Image
    - Red: Band_1
    - Green: Band_2
    - Blue: Band_3

GDA 2020

Rockhampton Regional Council

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.	**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. Development is for residential purposes. **AND** **AO1.2** A report from a registered professional engineer of Queensland certifies that the development in the flood area will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. As provided in this report.
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. No habitable rooms in the structures **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. As provided in this report.

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. No hazardous materials, hazardous manufacturing equipment or hazardous containers are to be stored at the site. Editor's note—Refer to the *Work Health and Safety Act 2011* and associated regulation, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.

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 requriements for accepted development (part)

Performance outcomes	Acceptable outcomes
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	
PO4 Development does not involve the further intensification of land uses and does not increase the risk to people and property. Editor's Note—Flood hazard risk assessment can be undertaken in accordance with SC6.10 — Flood hazard planning scheme policy.	**AO4.1** AO4.1.1 Development does not involve new buildings or structures. Development approval is proposed for existing structures OR AO4.1.2 Where involving the replacement or alteration to an existing non-residential building or structure: 1. there is no increase in the existing or previous buildings' gross floor area; 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. No alteration to the existing structure OR

	AO4.1.3 Where involving the replacement or alteration to an existing caretaker's accommodation, dwelling house or dwelling unit: 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. No existing dwelling structure. 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. Structure 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. No hazardous materials to be manufactured, used or stored on site.

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

Table 8.2.8.3.2 Development outcomes for assessable development

Performance outcomes	Acceptable outcomes
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 OM-8A and OM-8C	
PO8 Development is located to minimise susceptibility to and potential impacts of flooding.	No acceptable outcome is nominated. Development has been located to minimise susceptibility to and potential impacts of flooding.
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. No underground carparks.

PO10 Development: 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: 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 floodplain. Editor's note—Council may require the applicant to submit a site-based flood study that investigates the impact of the development on the floodplain and demonstrates compliance with the relevant performance outcome.	No acceptable outcome is nominated. 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 ; 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.
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: 1. is not located within the flood hazard area; and has at least one (1) flood free access road. Development is not essential community infrastructure, community facilities or public asset.
PO12 Development provides safe and trafficable access to the local evacuation centres and evacuation services and have regard to: 1. evacuation time; 2. number of persons affected; 3. types of vehicles necessary for evacuation purposes; 4. the distance to flood free land; and the evacuation route.	**AO12.1** Trafficable access to and from the development complies with the Capricorn Municipal Guidelines. Trafficable access will be provided with regards to the requirements of the Capricorn Municipal Development Guidelines. **AND** **AO12.2** Trafficable access to and from the development within the creek catchment planning areas are in accordance with the Queensland Urban Drainage Manual. Trafficable access will be provided with regards to the requirements of the Queensland Urban Drainage Manual.. Note—Trafficable access for emergency services or community related uses is obtained from at least one (1) route (minor collector or higher) for emergency services purposes. The development is to ensure that safe access, to the road network between the development site and the closest centre zone, is provided.

	Editor's note—Trafficable access requirements for 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.

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
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 area 1 **Editor's note—Refer to overlay maps OM-8A and OM-8C**	
PO13 Development that involves temporary or moveable residential structures (for example caravan parks and camping grounds) are not located with the Fitzroy River high and extreme hazard areas, North Rockhampton flood management area and Creek catchment planning area 1.	No acceptable outcome is nominated. The development is not temporary or moveable.

Operational work

Table 8.2.8.3.2 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes
Operational work	
PO17 Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	**AO17.1** Development does not involve: a) filling with a height greater than 100 millimetres; or b) block or solid walls or fences; or c) garden beds or other structures with a height more than 100 millimetres; or d) the planting of dense shrub hedges. Development does not impede the flow of floodwaters through the site or worsen flood flows external to the site – refer Report 20-411.