

3 June 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/83-2022**

**Dated: 20 July 2022**

Dear Sir,

**Flood Impact Statement in Support of  
Building Application (Deck Extension) at 303 East St, Rockhampton**

The subject land is located at 303 East St Rockhampton 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 2.7m (minimum) above natural surface level. A proposed Deck extension (the subject of this application) is to be located at the rear of the building. This Proposed Extension is to be constructed on steel columns approximately 3.3m above natural surface levels.

The allotment is defined as being in the Fitzroy River Flood Management Area (Rockhampton), 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 East Street frontage to the rear of the allotment. The 7m AHD contour runs through the middle of the allotment with aerial laser survey indicating a maximum height of 7.27m AHD at East St and minimum surface level of 6.53m AHD towards the rear of the property

**Proposed adjustments to Natural Surface Levels**

The development involves the extension of a deck midway through the Property. In undertaking the development there will be minimal adjustments to Natural 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 maps indicate the subject allotment to be within a H4 hydraulic classification area. Refer Attached overlay map

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

The proposed deck development to the existing residence will not result in any loss of storage capacity within the flood plain and there will be no measurable impact to flood heights or actionable nuisances to the surrounding properties.

As noted, the Deck is located well above the flood level with only support posts projecting down into the flood waters. As flows are not restricted above there current levels by the proposed addition will not impact on the depth or velocity of flood water to the site or surrounding properties.

The Flood Search Property Report indicates depths of 8.29m AHD in the 1% AEP Event which equates to a depth of approximately 1.29m at the deck site with the velocity at this point of 0.21m/s. This represents a low to very low hazard risk.

### **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 evacuation may be achieved along either East St travelling North or Francis Street travelling west then along several major roads to the west of the CBD allowing occupants to access either of the bridges crossing the Fitzroy River, prior to flood waters reaching 7.0m AHD.

### **Effective Warning Times**

The proposed development on this allotment will have no effect on existing 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 in the middle of the property will have 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.

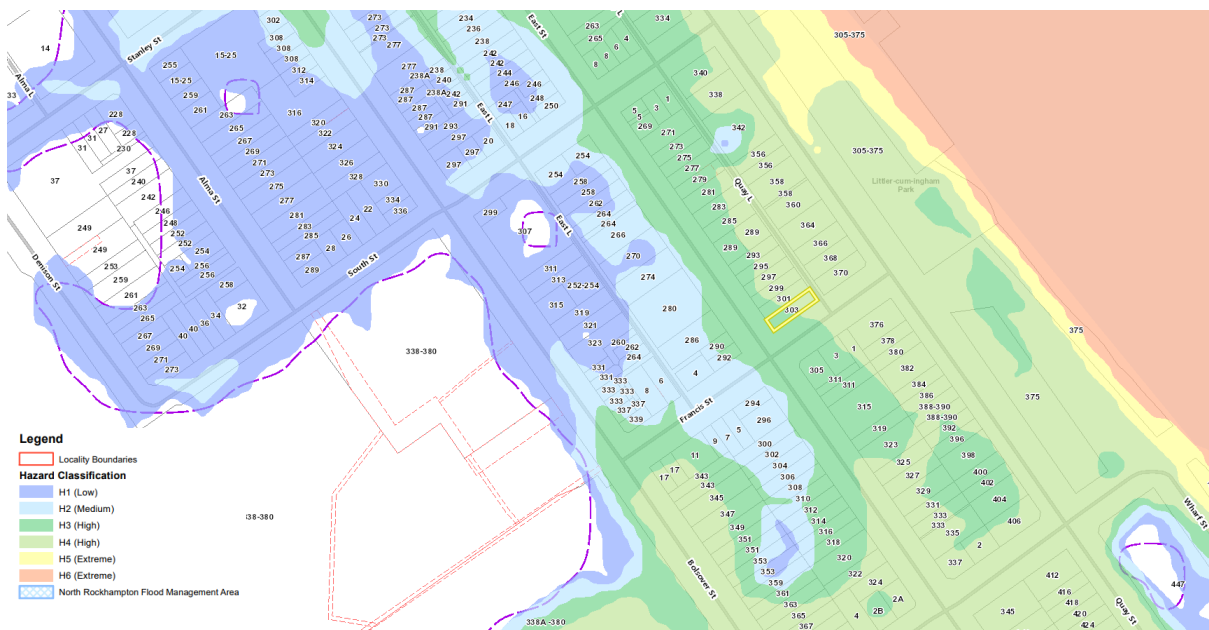
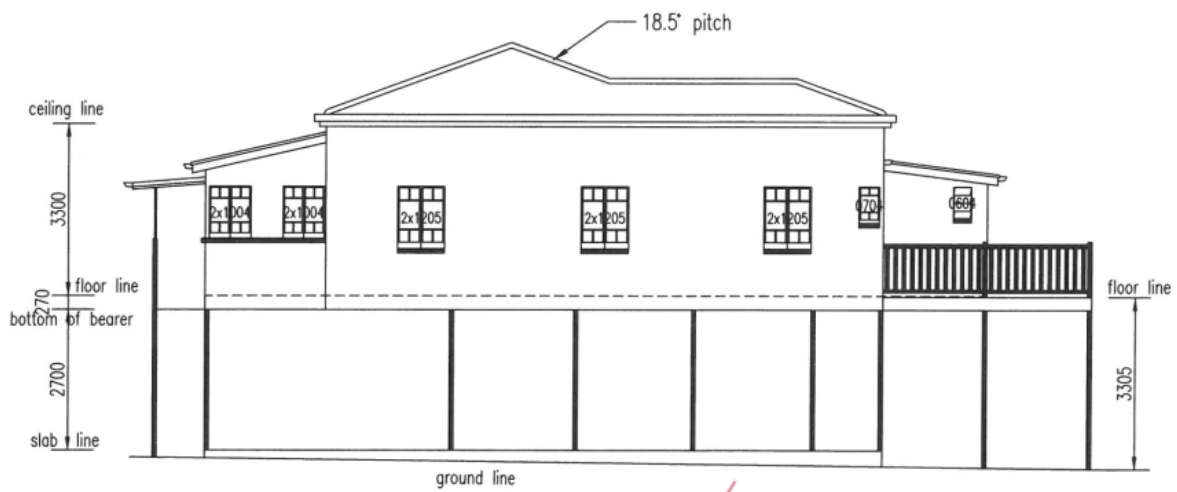
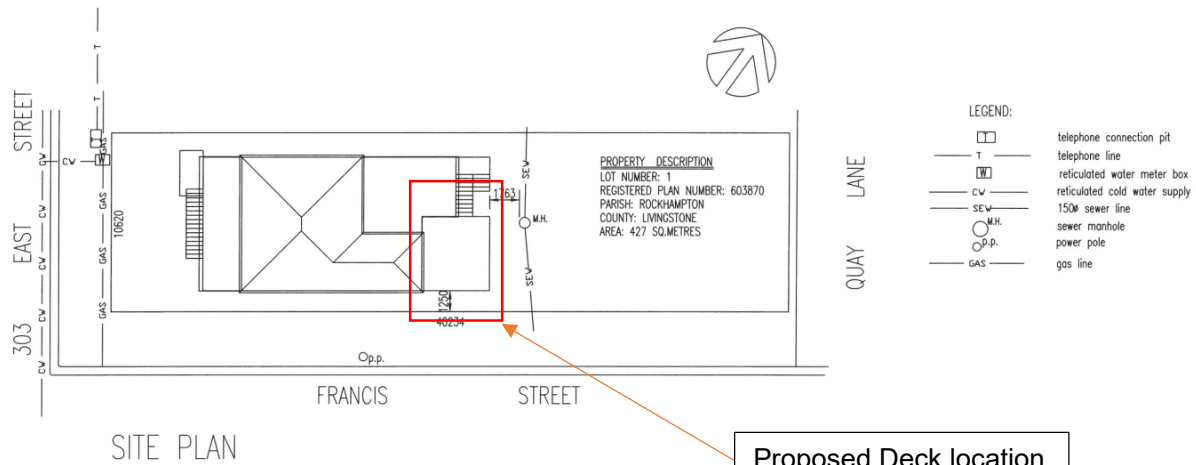
Please do not hesitate to contact the undersigned, on (07) 4911 2553 if you have any further queries.

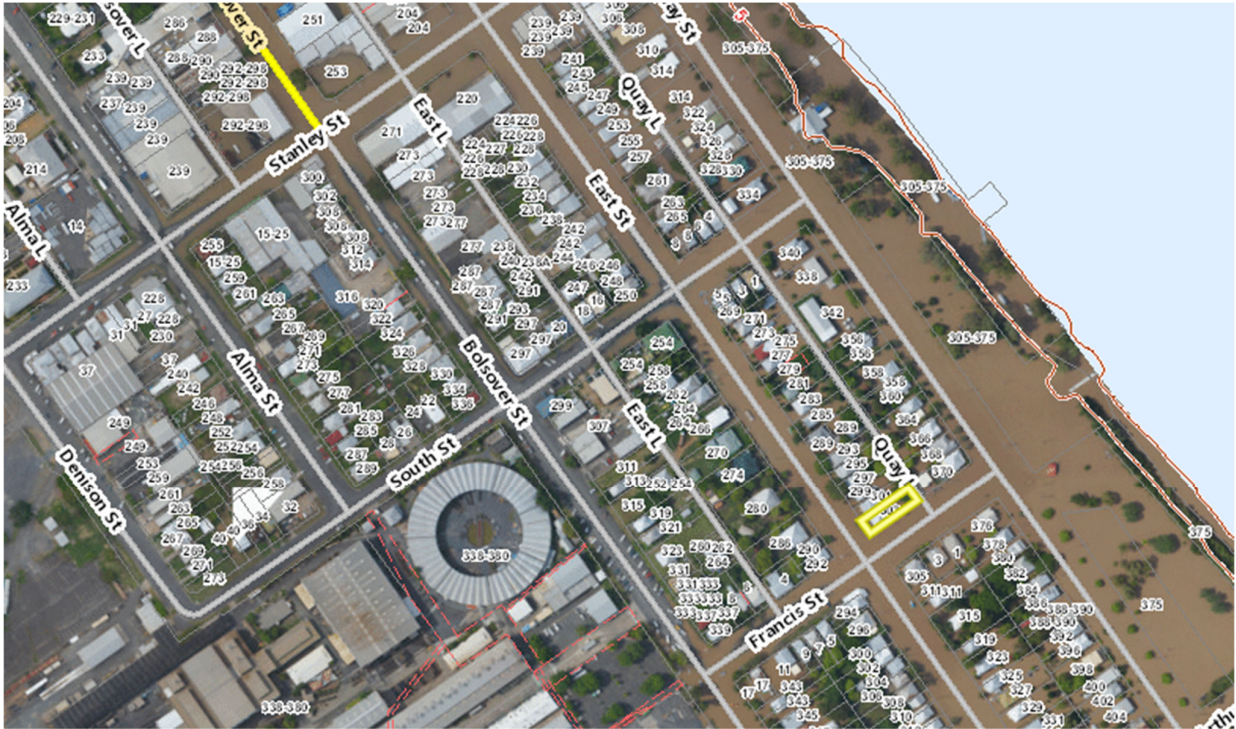
Regards,



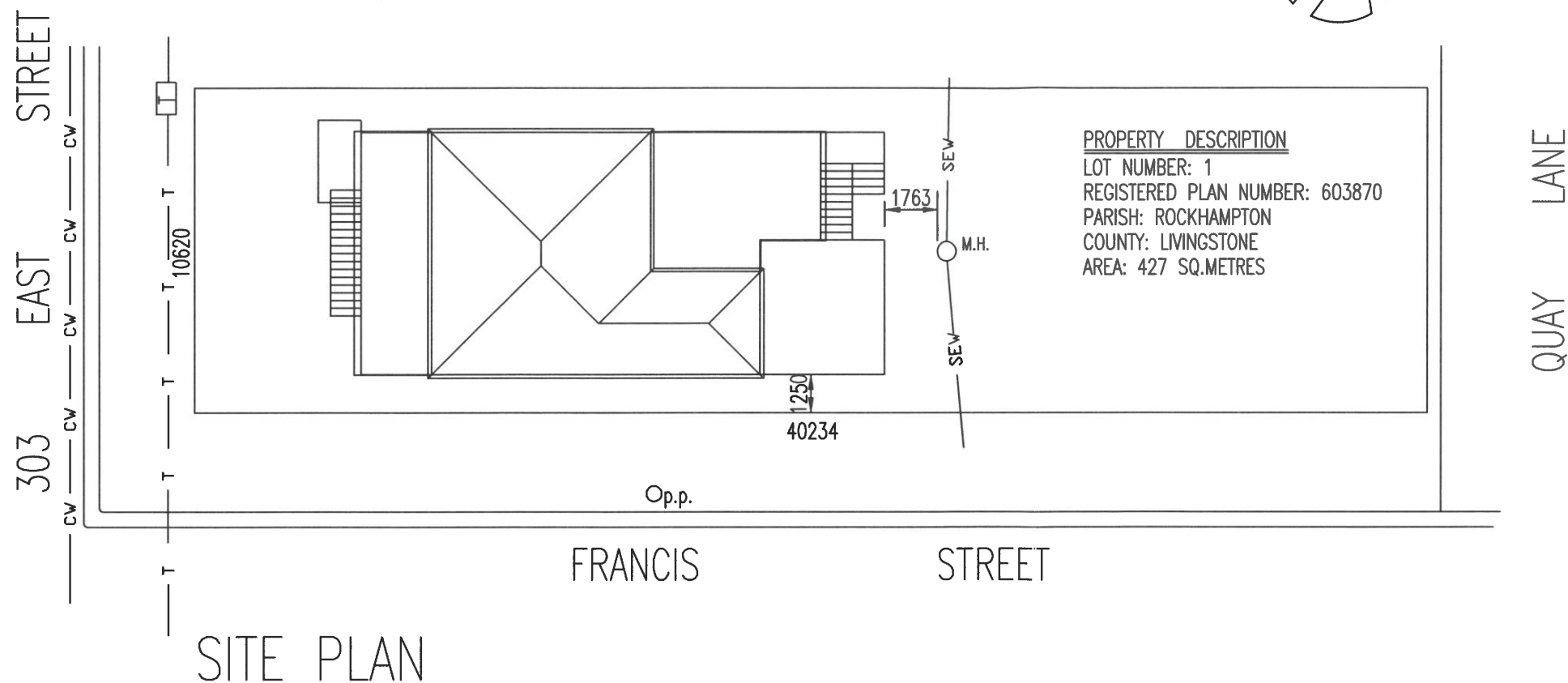
**Glenn Brown**

Engineering Director / RPEQ





Fitzroy River, Rockhampton 2011 Flood Image





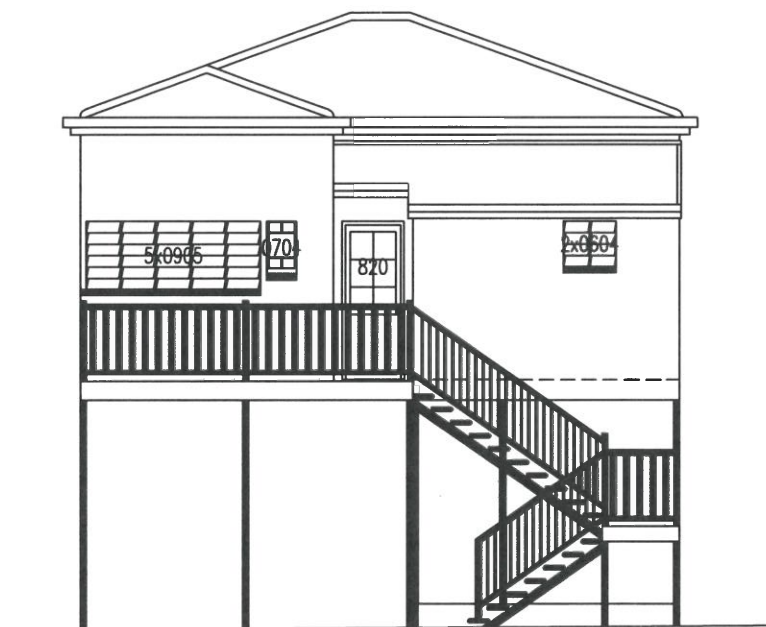
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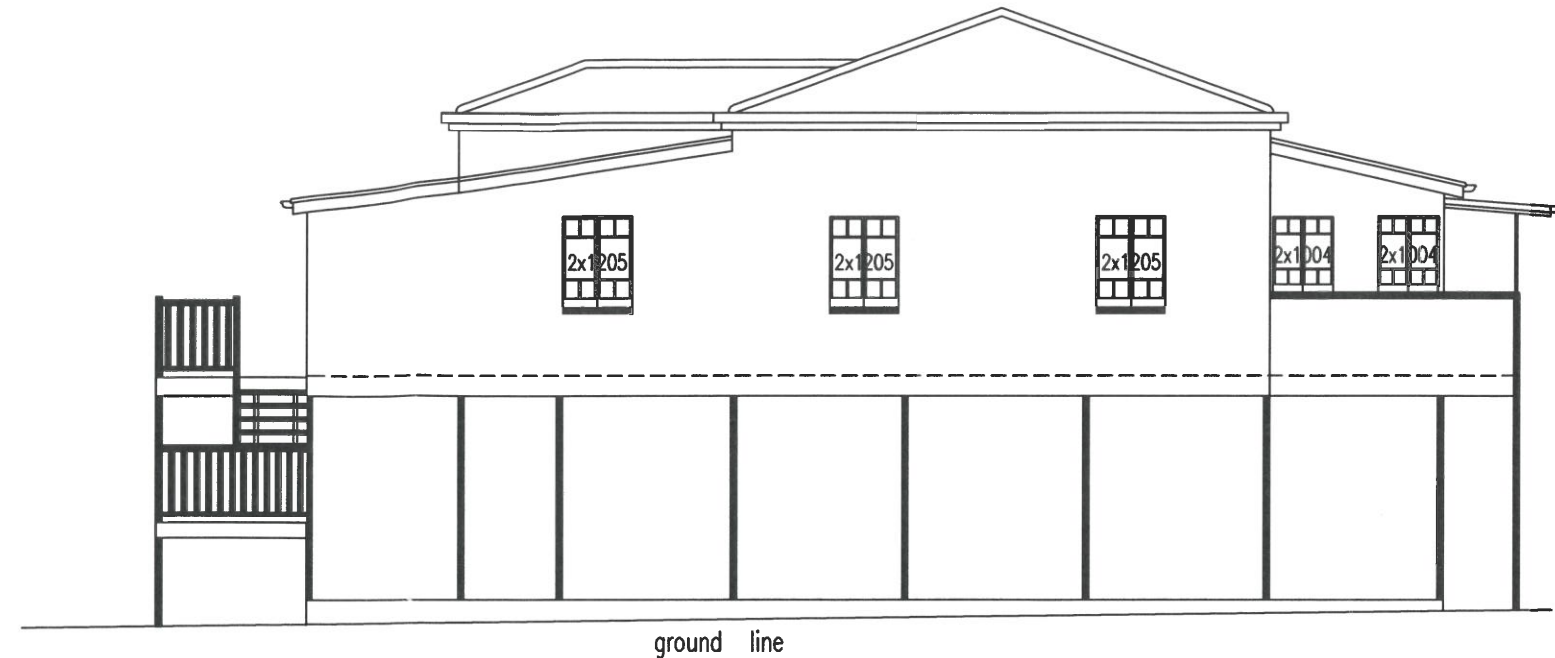
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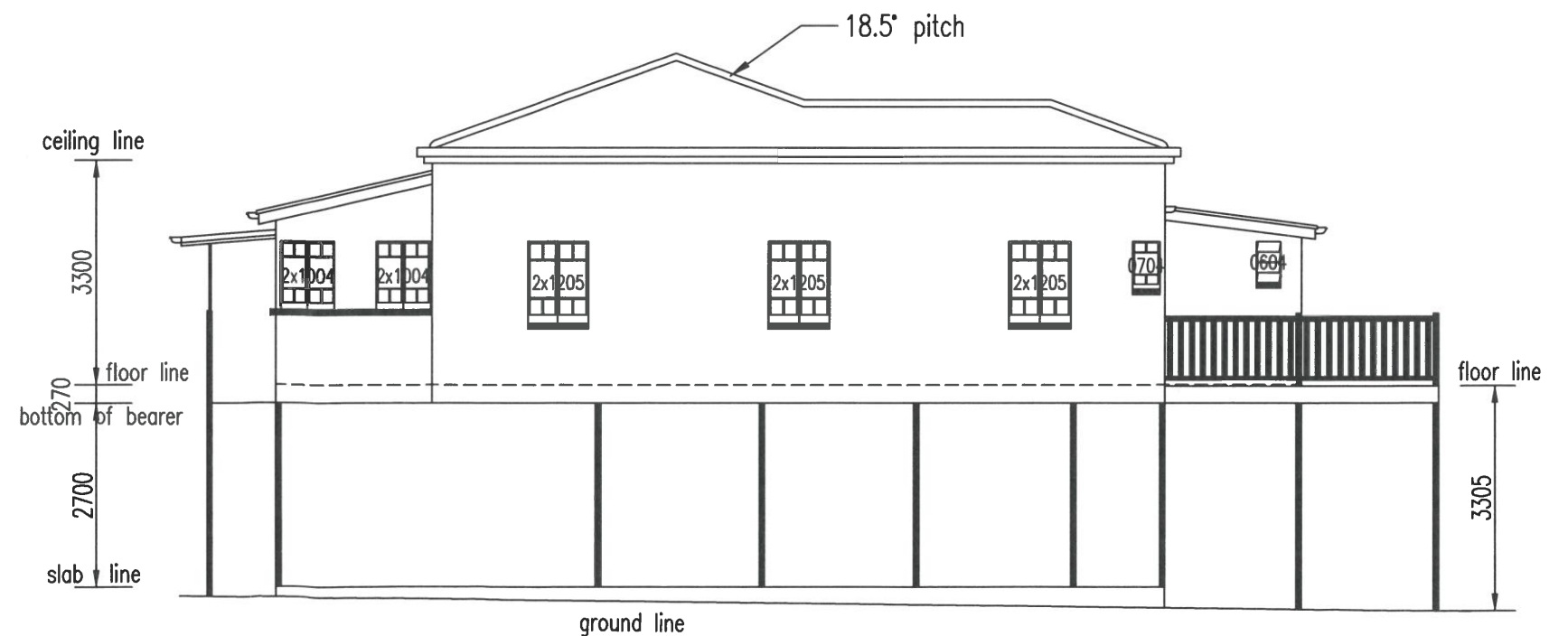
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ground line  
**ELEVATION B**



ground line  
**ELEVATION C**



ground line  
**ELEVATION A**

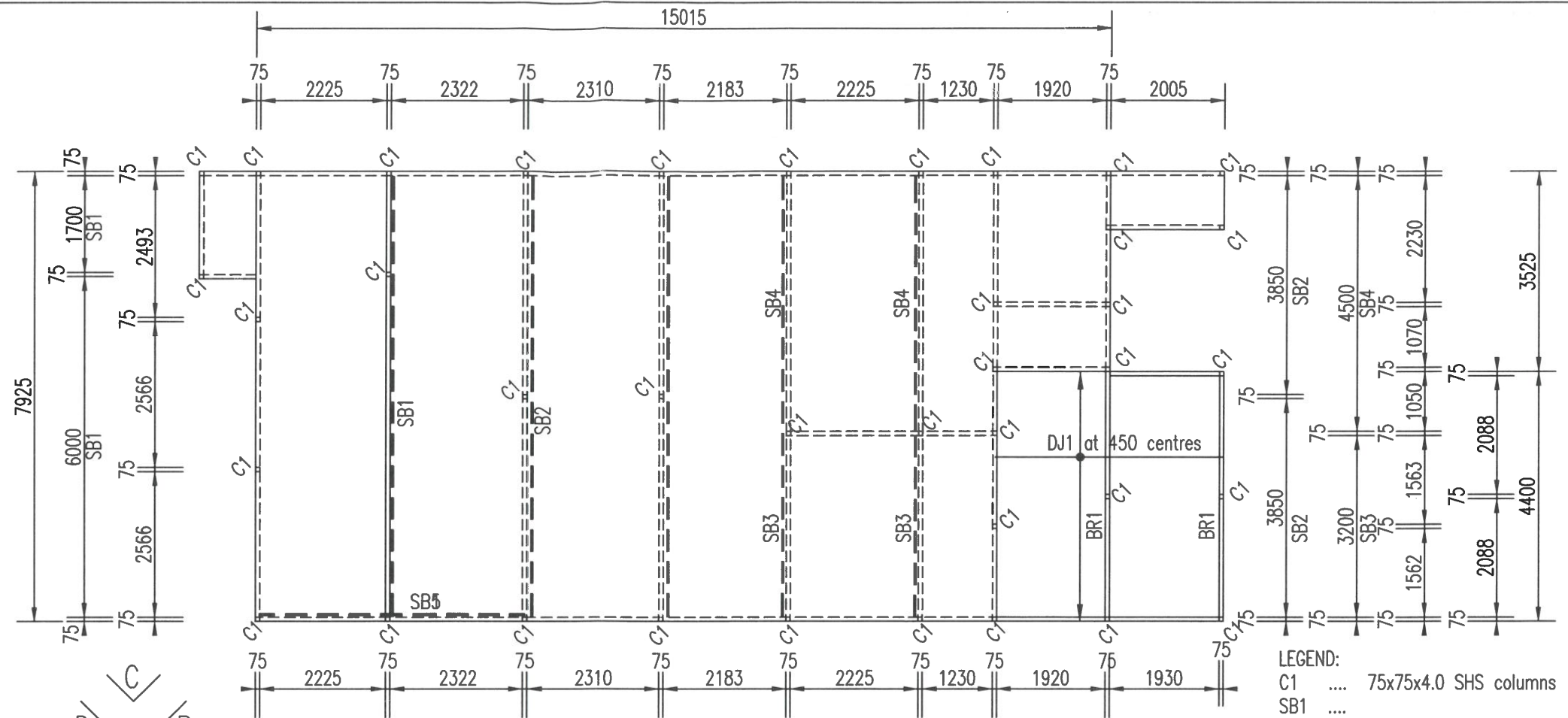
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ELEVATIONS  
 C  
 D B  
 A

**SUB-FLOOR PLAN**

