

**ROCKHAMPTON REGIONAL COUNCIL****APPROVED PLANS**

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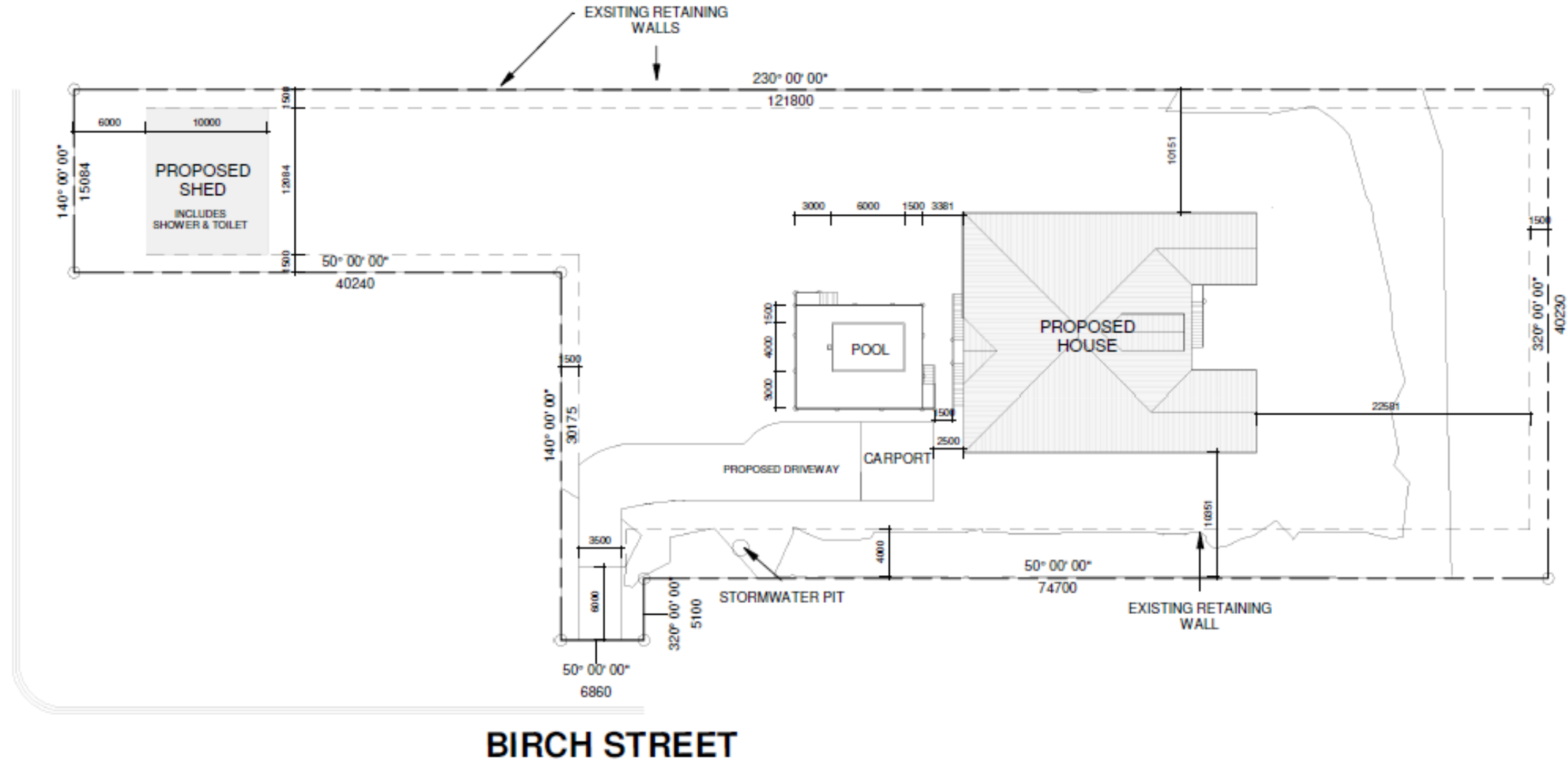
**Development Permit No.: D/111-2022**

**Dated: 12 May 2023**

**RP DATA**

Lot Number : 4  
 RP/SP Number : RP898106  
 Parish : MURCHISON  
 County : LIVINGSTONE  
 Area : 3931m<sup>2</sup>  
 Site Cover: x%

THORNTON STREET



BIRCH STREET

**PRELIMINARY**

NOT FOR CONSTRUCTION OR COUNCIL SUBMISSION

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**FOR APPROVAL**

**1 SITE PLAN**  
 SCALE: 1 : 400

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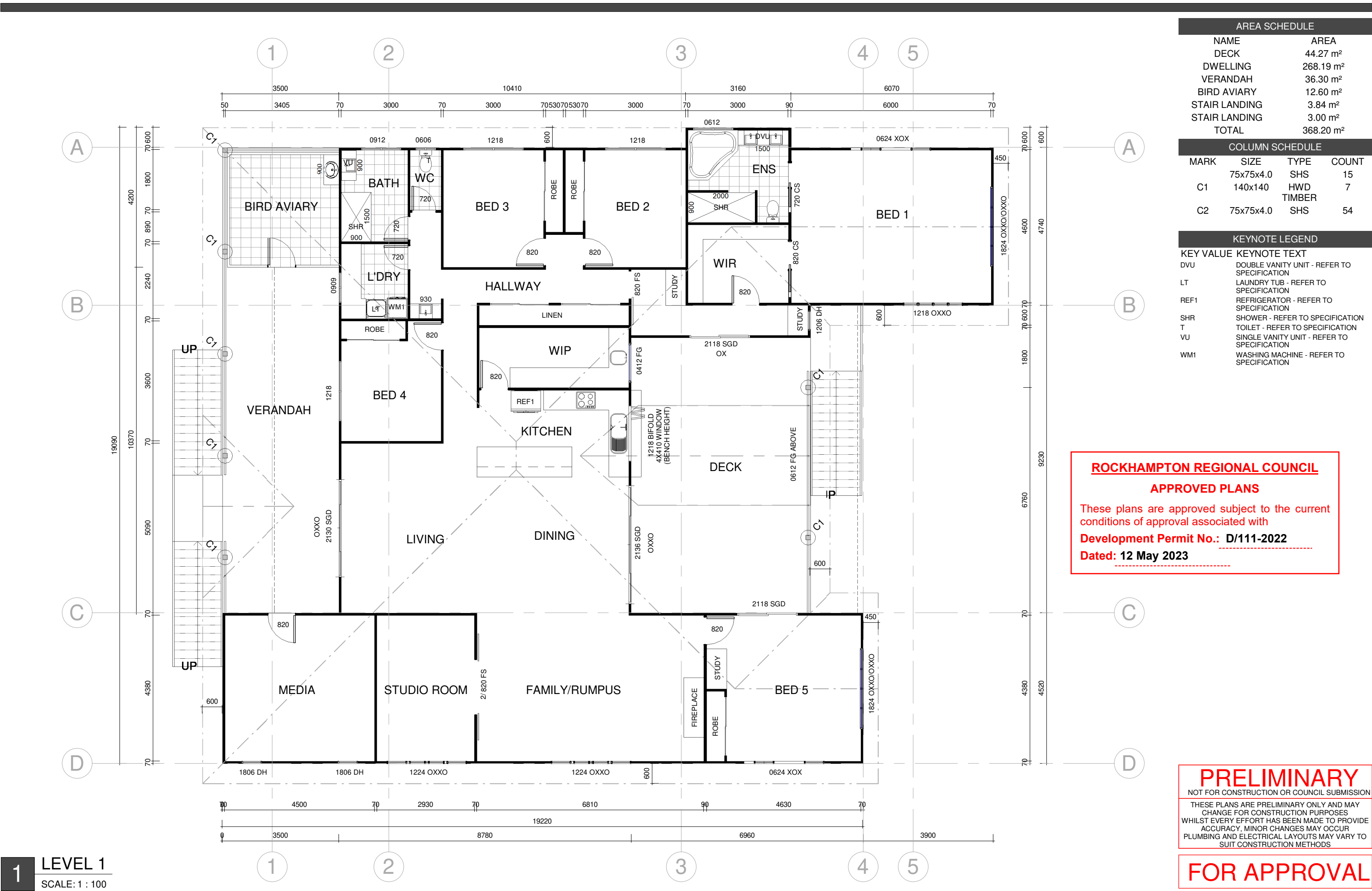
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SUFF	REVISION	DATE	INIT	SUFF	REVISION	DATE	INIT
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D	AMENDED	17/06/22	AKM				
E	AMENDED	19/01/23	AKM				

PROPOSED	NEW DWELLING FOR SINGH KESHMINDER	DRAWN BY:	AKM	CHECKED BY:	LMC	DATE:	27/04/22
ADDRESS	5 THORNTON STREET, PARK AVENUE	SCALE:	As indicated	PROJECT STATUS:	PRELIMINARY		
DRAWING	SITE PLAN	DRAWING No.	22-097-R	SHEET No.	002	REVISION	E



AREA SCHEDULE

NAME	AREA
DECK	44.27 m <sup>2</sup>
DWELLING	268.19 m <sup>2</sup>
VERANDAH	36.30 m <sup>2</sup>
BIRD AVIARY	12.60 m <sup>2</sup>
STAIR LANDING	3.84 m <sup>2</sup>
STAIR LANDING	3.00 m <sup>2</sup>
TOTAL	368.20 m <sup>2</sup>

COLUMN SCHEDULE

MARK	SIZE	TYPE	COUNT
	75x75x4.0	SHS	15
C1	140x140	HWD	7
		TIMBER	
C2	75x75x4.0	SHS	54

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
DVU	DOUBLE VANITY UNIT - REFER TO SPECIFICATION
LT	LAUNDRY TUB - REFER TO SPECIFICATION
REF1	REFRIGERATOR - REFER TO SPECIFICATION
SHR	SHOWER - REFER TO SPECIFICATION
T	TOILET - REFER TO SPECIFICATION
VU	SINGLE VANITY UNIT - REFER TO SPECIFICATION
WM1	WASHING MACHINE - REFER TO SPECIFICATION

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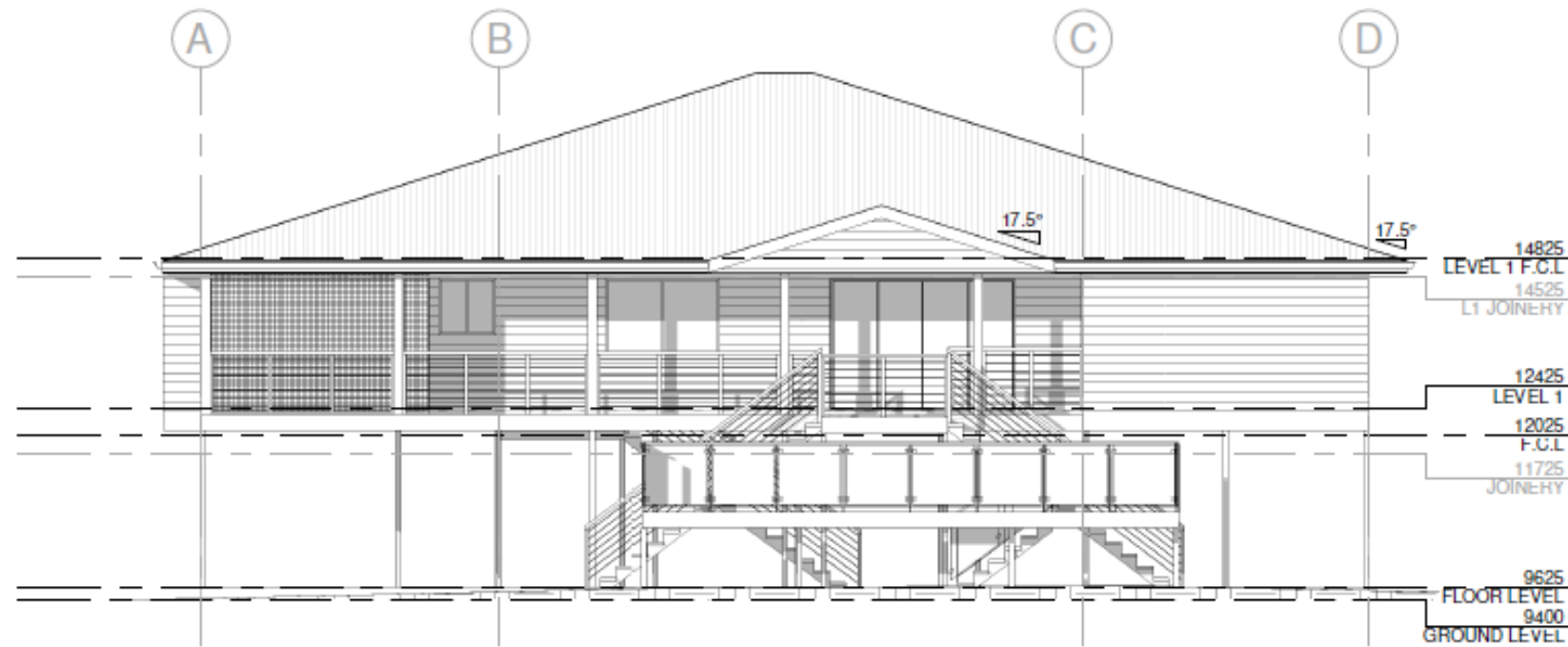
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1 LEVEL 1  
SCALE: 1 : 100

KEYNOTE LEGEND  
KEY VALUE KEYNOTE TEXT



**1** ELEVATION 1  
SCALE: 1 : 100



**2** ELEVATION 2  
SCALE: 1 : 100

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22-097-R	200	D



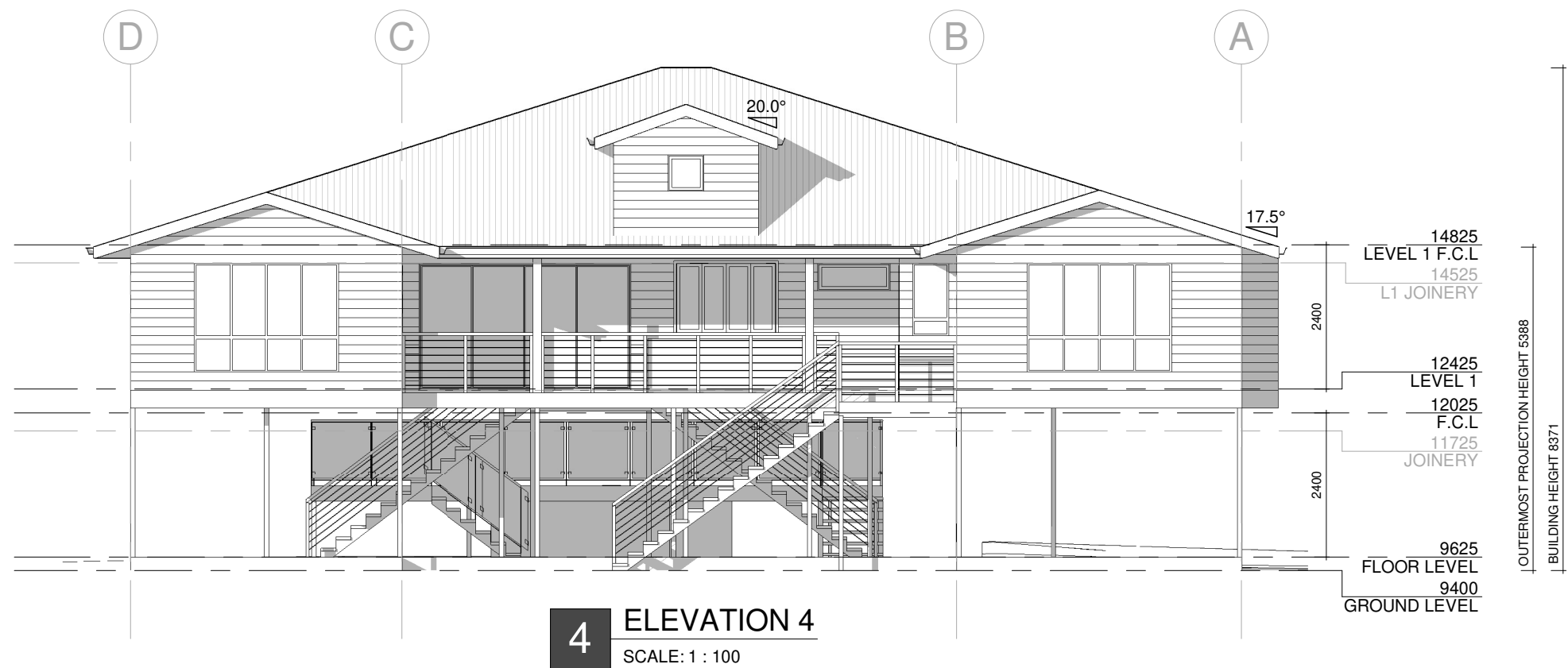
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**FOR APPROVAL**



CONSULTANTS

STRUCTURAL  
CIVIL  
ELECTRICAL  
MECHANICAL  
HYDRAULIC  
FIRE  
VERTICAL  
TRANSPORT  
SEISMIC

**ROCKHAMPTON REGIONAL COUNCIL**

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**Dated:** 12 May 2023

## 5 Thornton Street, Park Avenue Site Flood Report





Singh Keshminder

**C/- CEADS**

STP22-1495

## Document Status

Rev. No.	Issue	Project Consultant	Approved for Issue		
			Approved by	Signature	Date
1	Final	STP Consultants	Ken Miller RPEQ No: 09053		29/03/2023
2	Rev A	STP Consultants	Ken Miller RPEQ No: 09053		20/04/2023

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# 1. Introduction

## 1.1 OVERVIEW

This Site Flood Report has been compiled based on the proposal plans supplied by the developer and information derived from Rockhampton Regional Council in response to the Request for Information issued 25 August 2022 for application D/111-2022. The following items have been included in the report:

- Flood levels and extents
- Proposed building floor levels

## 1.2 LIMITATIONS

This report relies on visual inspection of the proposed site and existing infrastructure drawings provided by Rockhampton Regional Council and the Bureau of Meteorology.

## 1.3 SITE DATA

The site is currently over one lot known as Lot 4 on RP898106, located at 5 Thornton Street, Park Avenue in the Rockhampton Regional Council Low-Density Residential zone. The site area is 3,931m<sup>2</sup> and the land is currently vacant. A 4.5m wide easement traverses the lot along the northern boundary for drainage from Birch Street to Fitzroy River.



**Figure 1 – Lot boundaries and location (Qld Globe)**



## 2. Stormwater Management

### 2.1 ROCKHAMPTON REGIONAL COUNCIL FLOOD STUDIES

According to information obtained from the Rockhampton Regional Council Planning Scheme Flood Overlay, the site is subject to inundation at the AEP 1% level for Riverine Flooding. Figure 2 depicts the extent of inundation in the area surrounding the site. The frontage at Thornton Street is unaffected by Flooding or Overland Flow. RRC Flood Modelling reports the level for the Defined Flood Event at RL9.86mAHD for the AEP 1% event.

The proposed dwelling is currently located within the current H3-H4 zone. Future updates for RRC Flood Mapping will alter this area to H1-H2.

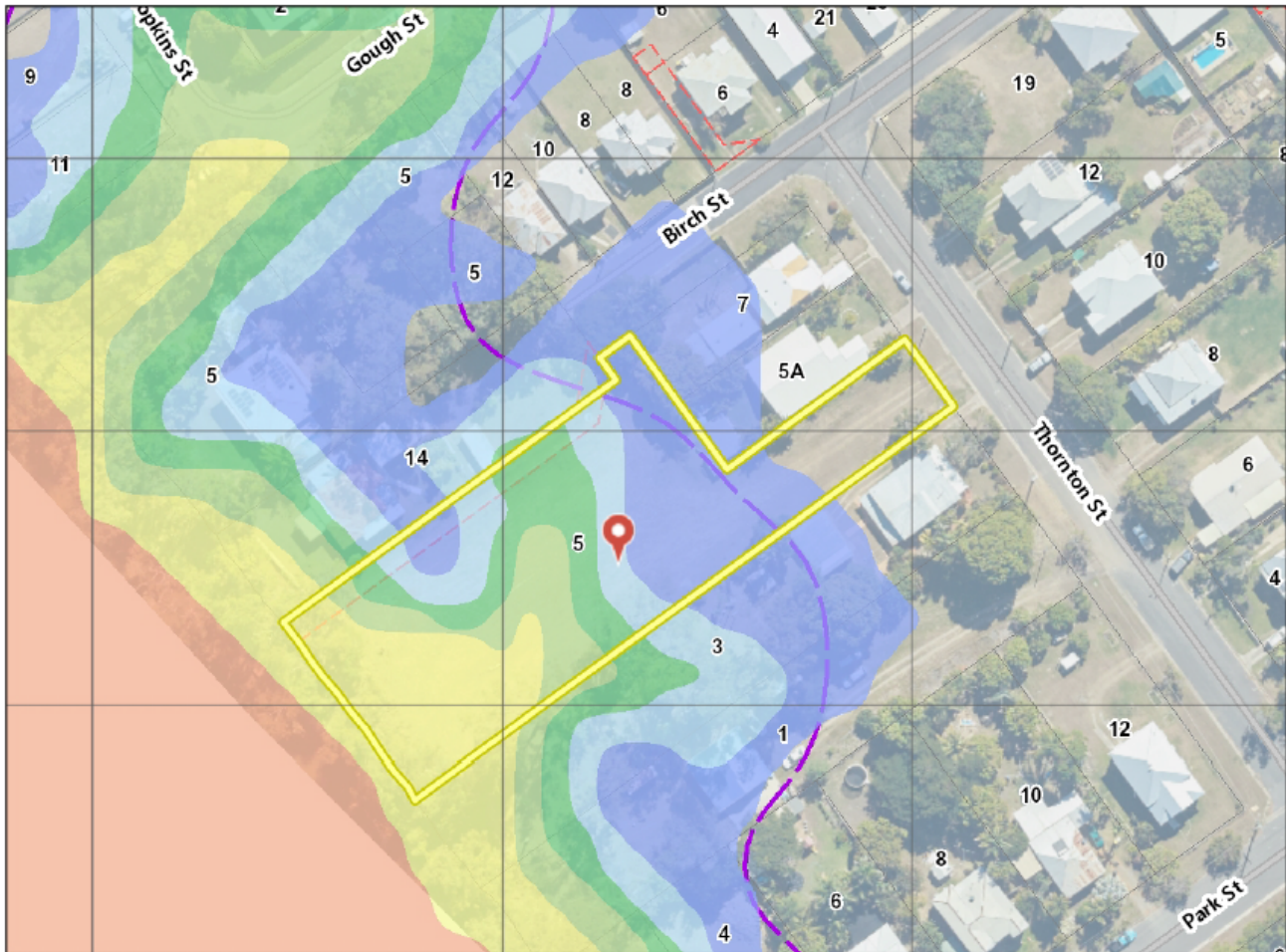


Figure 2 –Rockhampton Regional Council Planning Scheme Flood Overlay excerpt

### 2.2 TOPOGRAPHY

According to the RRC topographical data, levels fall from a high point of RL9.98mAHD at the Thornton Street frontage to a low of RL5.54mAHD at the Fitzroy River boundary. Site grading is towards the rear at approximately 3% overall.

### 2.3 LAWFUL POINT OF DISCHARGE AND EXISTING INFRASTRUCTURE

The Lawful Point of Discharge for this lot will be directly to Fitzroy River via the existing 450mm stormwater connection from Birch Street as illustrated in Figure 3.

### 2.4 PROPOSED FLOOR LEVELS

In accordance with the requirements for residential buildings, floor levels must be set at a minimum of 300mm

above the higher of the AEP 1% level. Accordingly, a minimum floor level of RL10.16m AHD should be adopted. The proposed habitable floor level has set well above this level at RL12.425m AHD in order to provide sufficient clearance for access to the undercroft, which has a proposed base level of RL9.625m AHD.

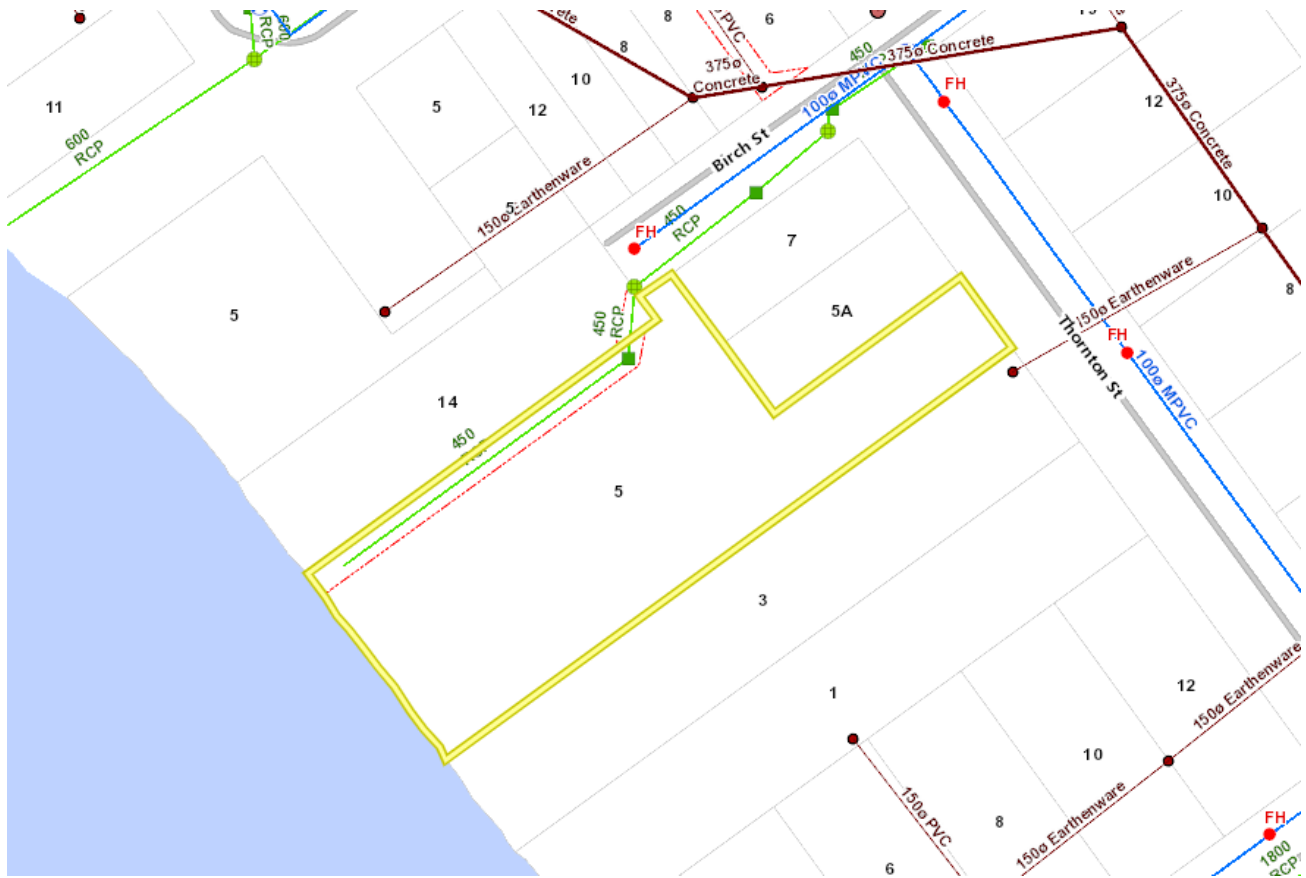


Figure 3 – Rockhampton Regional Council Stormwater Infrastructure

## 2.5 SITE RUNOFF

In accordance with Table 6.2.1.3.1 of the RockEPlan, allowable site coverage for the Low-Density Residential zone is 50%. As the proposed development achieves less than 10% site coverage, runoff from the site will not exceed the allowable. The proposed Site Plan is included in Appendix A.

## 2.6 FLOOD PLAIN STORAGE

The proposed building will be of suspended floor construction with the only encroachment into the riverine flow area being the undercroft columns. As the combined cross-sectional area of the columns is less than 1m<sup>2</sup>, there will be no impediment to riverine flow or flood plain storage.

## 3. Conclusion

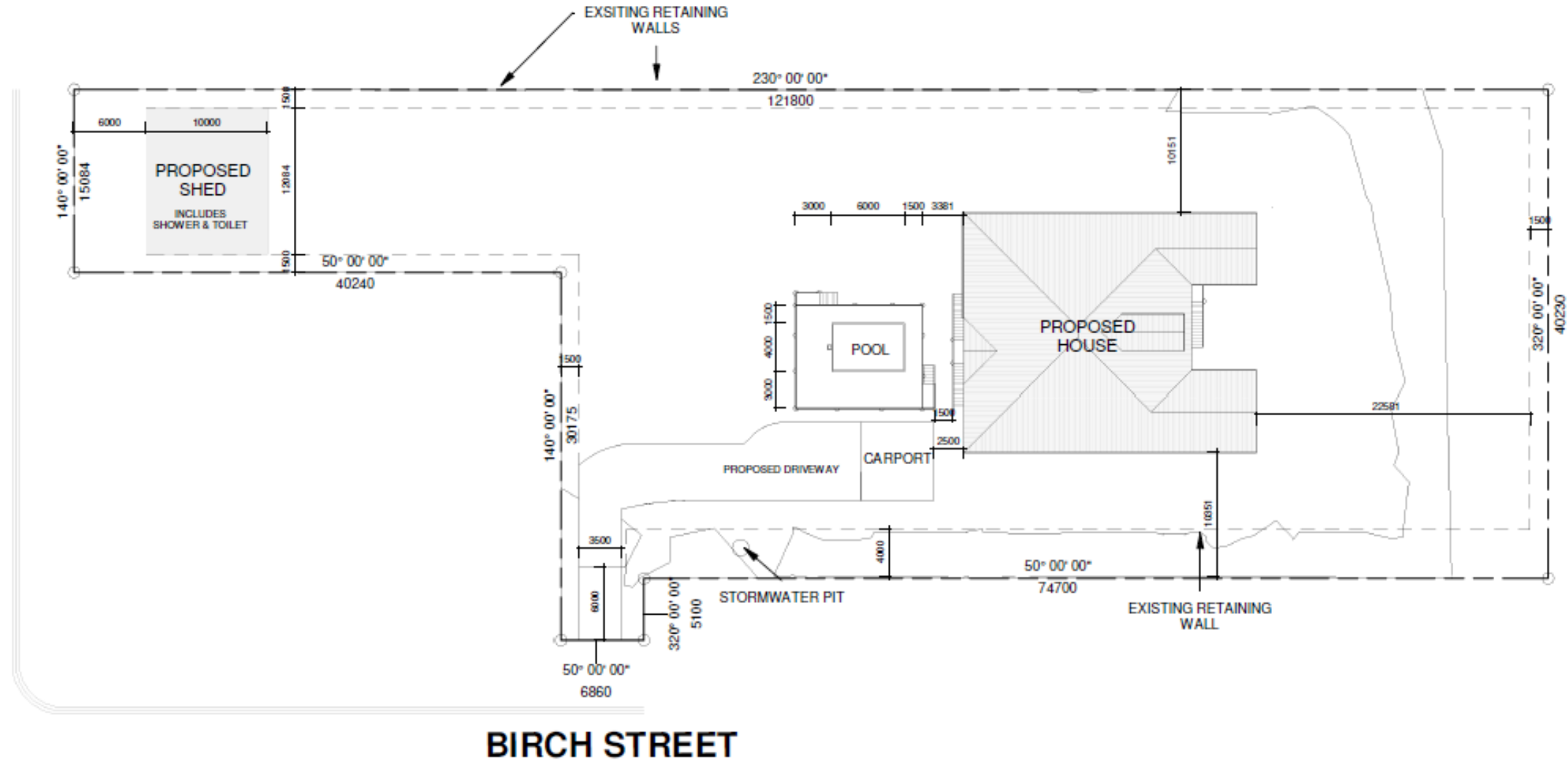
In accordance with the requirements of the RockEPlan, the proposed development will offer no impediment to riverine flow, flood plain storage, nor produce any detrimental changes to water surface level for any adjacent properties.

## 4. Appendix A – Site Plan

## RP DATA

Lot Number : 4  
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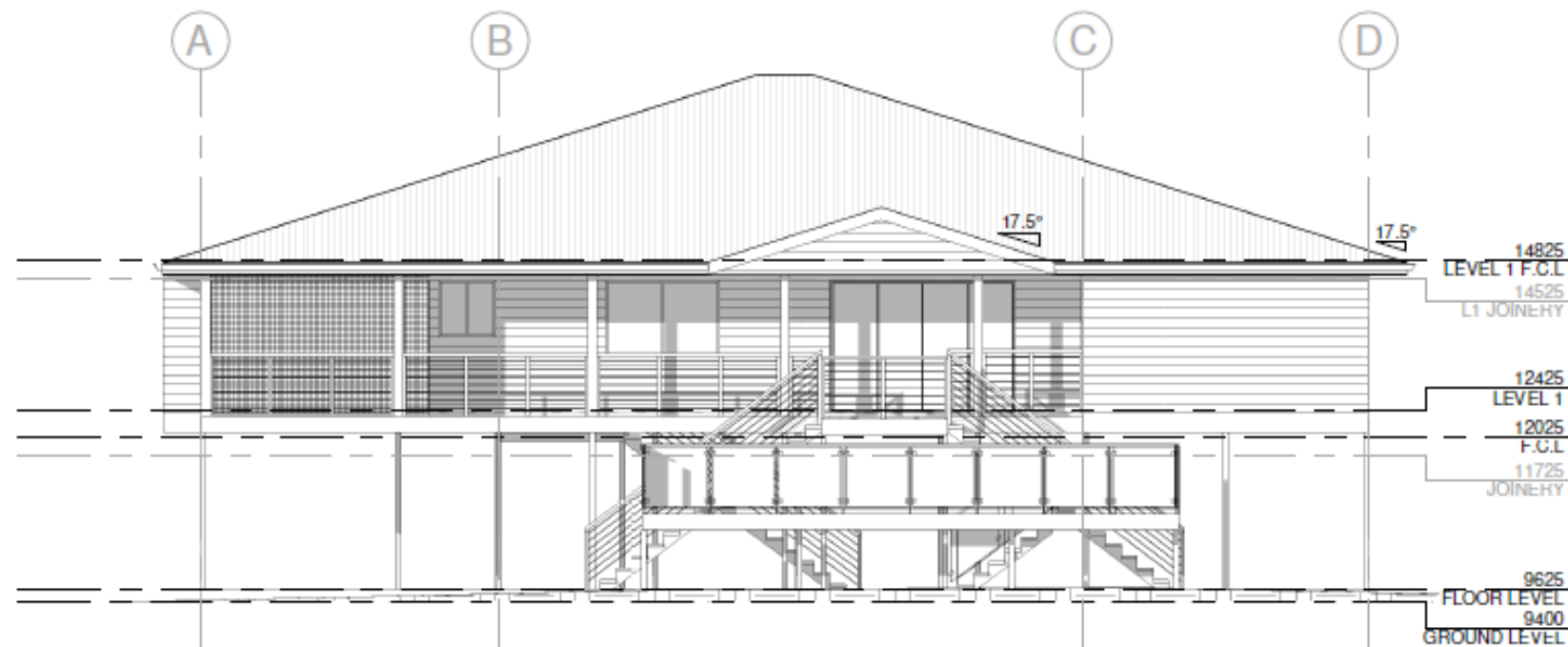
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SCALE:	1 : 100	PROJECT STATUS:	PRELIMINARY		
DRAWING No.	22-097-R	SHEET No.	200	REVISION	D



## 5. Appendix B – RRC Flood Report

**Flood Report for 5 Thornton Street Park Avenue QLD 4701**Printed from  
GeoCortex on  
05/05/2022**Owners:** K S Brar**Ratepayer Address:** 1 Stopford St BARALABA QLD 4702**Parcel ID:** RP898106/4**Land use:** Vacant Land**Riverine Catchment:** Fitzroy River Flood Study**Creek Catchment:** N/A**Mitigation Area:** N/A**Horizontal Datum:** MGA 56, GDA 2020**Elevation / WSL:** mAHD **Velocity:** m/sec**Comments**

N/A

**Riverine**

PMF WSL Min:	14.27	AEP 2% WSL Min:	9.47
PMF WSL Max:	14.29	AEP 2% WSL Max:	9.50
PMF Velocity Min:	0.15	AEP 2% Velocity Min:	N/A
PMF Velocity Max:	1.27	AEP 2% Velocity Max:	0.95
AEP 0.05% WSL Min:	11.17	AEP 5% WSL Min:	8.95
AEP 0.05% WSL Max:	11.18	AEP 5% WSL Max:	8.98
AEP 0.05% Velocity Min:	0.22	AEP 5% Velocity Min:	0.27
AEP 0.05% Velocity Max:	1.19	AEP 5% Velocity Max:	0.75
AEP 0.2% WSL Min:	10.60	AEP 10% WSL Min:	N/A
AEP 0.2% WSL Max:	10.62	AEP 10% WSL Max:	N/A
AEP 0.2% Velocity Min:	0.12	AEP 10% Velocity Min:	N/A
AEP 0.2% Velocity Max:	1.13	AEP 10% Velocity Max:	N/A
AEP 0.5% WSL Min:	10.19	AEP 18% WSL Min:	N/A
AEP 0.5% WSL Max:	10.21	AEP 18% WSL Max:	N/A
AEP 0.5% Velocity Min:	0.07	AEP 18% Velocity Max:	N/A
AEP 0.5% Velocity Max:	1.07	AEP 18% Velocity Max:	N/A
AEP 1% WSL Min:	9.84	AEP 39% WSL Min:	N/A
AEP 1% WSL Max:	9.86	AEP 39% WSL Max:	N/A
AEP 1% Velocity Min:	0.01	AEP 39% Velocity Min:	N/A
AEP 1% Velocity Max:	1.01	AEP 39% Velocity Max:	N/A

**Property Elevation****Ground Elevation (Min):** 5.54**Ground Elevation (Max):** 9.98**Creek**

PMF WSL Min:	N/A	AEP 5% WSL Min:	N/A
PMF WSL Max:	N/A	AEP 5% WSL Max:	N/A
PMF Velocity Min:	N/A	AEP 5% Velocity Min:	N/A
PMF Velocity Max:	N/A	AEP 5% Velocity Max:	N/A
AEP 0.05% WSL Min:	N/A	AEP 10% WSL Min:	N/A
AEP 0.05% WSL Max:	N/A	AEP 10% WSL Max:	N/A
AEP 0.05% Velocity Min:	N/A	AEP 10% Velocity Min:	N/A
AEP 0.05% Velocity Max:	N/A	AEP 10% Velocity Max:	N/A
AEP 0.2% WSL Min:	N/A	AEP 18% WSL Min:	N/A
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AEP 1% WSL Min:	N/A	AEP 63% WSL Min:	N/A
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AEP 1% Velocity Min:	N/A	AEP 63% Velocity Min:	N/A
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AEP 2% WSL Min:	N/A		
AEP 2% WSL Max:	N/A		
AEP 2% Velocity Min:	N/A		
AEP 2% Velocity Max:	N/A		

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## 6. Appendix C – Flood Overlay Code

Flood Hazard Overlay	
<b>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.</b>	
<b>PO1</b> 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.	<b>Not Applicable</b> The proposed development is for a residential dwelling house.
<b>PO2</b> Development is located to minimise susceptibility to and potential impacts of flooding.	<b>Complies</b> The proposed residential dwelling house has been designed so that it is elevated on structural piers and located more than 13 metres from the riverfront boundary where the flood level risk is highest on site.  The finished floor levels of all habitable rooms are no less than 12 metres which is greater than 500 millimetres above the defined flood level height of 9.78 metres.
<b>PO3</b> Development avoids the release of hazardous materials into floodwaters.	<b>Complies</b> The proposed development is for a residential dwelling house, carport & shed. The lockable shed has been sited toward the Thornton Street road frontage so that it is predominantly located outside of the Q100 flood overlay and will for not be used for storage of contaminants other than general household chemicals such as mower fuel. The proposed development is not a threat of releasing hazardous chemicals into floodwaters.
<b>Development in Fitzroy River flood Areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas) or Creek catchment flood – Planning area 1.</b>	
<b>PO4</b> 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 <a href="#">SC6.10 — Flood hazard planning scheme policy</a> .	<b>Justified</b> Construction of a residential dwelling house does not significantly increase the risk to people and property. The subject site is zoned for residential use and surrounding properties have established houses.
<b>PO5</b> Development avoids the release of hazardous materials into floodwaters.	<b>Complies</b> The proposed development is for a residential dwelling house, carport & shed. The lockable shed has been sited toward the Thornton Street road frontage so that it is located outside of the Q100 flood overlay and will for storage of general household chemicals such as mower fuel. The proposed development is not a threat of releasing hazardous chemicals into floodwaters.

Development in Fitzroy River flood Areas – all hazard areas, North Rockhampton flood management area or Creek catchment flood – all planning areas.	
<p><b>PO8</b> Development is located to minimise susceptibility to and potential impacts of flooding.</p>	<p><b>Complies</b> The proposed residential dwelling house has been designed so that it is elevated on structural piers and located more than 13 metres from the riverfront boundary where the flood level risk is highest on site.</p> <p>The finished floor levels of all habitable rooms are no less than 12 metres which is greater than 500 millimetres above the defined flood level height of 9.78 metres.</p>
<p><b>PO9</b> Underground car parks are designed to prevent the intrusion of floodwaters.</p>	<p><b>Not Applicable</b> The proposed development is for a residential dwelling house and does not include any underground parking.</p>
<p><b>PO10</b> Development:</p> <ul style="list-style-type: none"> <li>(a) does not result in any reduction of onsite flood storage capacity; or</li> <li>(b) does not result in any change to depth, duration or velocity of floodwaters within the premises; and</li> <li>(c) does not change flood characteristics outside the premises, including but not limited to causing:             <ul style="list-style-type: none"> <li>(i) loss of flood storage; or</li> <li>(ii) loss of or changes to flow paths; or</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times elsewhere on the <u>floodplain</u>.</li> </ul> </li> </ul> <p>Editor's note—<u>Council</u> may require the applicant to submit a <u>site</u>-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><b>Complies</b> The proposed residential dwelling house has been designed so that it is elevated on structural piers and located more than 13 metres from the riverfront boundary where the flood level risk is highest on site.</p> <p>No significant earthworks and/or retaining structures are required that would affect the known flood water behavior.</p>
<p><b>PO11</b> Essential community infrastructure and community facilities are protected from, and able to function effectively during and immediately after, a defined flood event.</p>	<p><b>Not Applicable</b> The proposed development is for a residential dwelling house.</p>
<p><b>PO12</b> Development provides safe and trafficable access to the local evacuation centres and evacuation services and have regard to:</p> <ul style="list-style-type: none"> <li>(a) evacuation time;</li> <li>(b) number of persons affected;</li> <li>(c) types of vehicles necessary for evacuation purposes;</li> </ul>	<p><b>Complies</b> The subject site has dual street access and is located in an urban access place with easy access to major roads in the event an evacuation is required.</p>



(d) the distance to flood free land; and (e) the evacuation route.	
<b>Development in Fitzroy River flood Areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas) or Creek catchment flood – Planning area 1.</b>	
<b>PO13</b> 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.	<b>Not Applicable</b> The proposed development includes only permanent structures on site.

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