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HSA Admin Extension

Engineering Infrastructure Report

Project Name:	HSA Admin Extension
Project Number:	20-013
Project Address:	19 Cavell St, Wandal
Client:	Home Support Association
Client Contact:	Scott Matveyeff (SK Drafting)
Dated:	14/02/20
Rev:	0

Revision	Clause/Page	Date	Revision	Issue Date
Original Issue			0	14/02/20

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/24-2020

Dated: 11 June 2020

Document Set ID: 12389639
Version: 1, Version Date: 25/02/2020

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1 INTRODUCTION

This report has been compiled in support of the Material Change of Use Application applicable to 19 Cavell St, Wandal (Lot 1 & 4 RP604752 & Lot 12 on SP227126) on behalf of the Home Support Association.

The existing lot is zoned as 'Low Density Residential', with the intention of the MCU to be changed to 'Office' use. Extent of works include repurposing existing residential structures for office use, construction of further car parking facilities onsite and general landscaping works.

This report aims to outline the intended engineered approaches to, and by extension compliance with local government planning scheme requirements for;

- Stormwater;
- Sanitary Drainage, and;
- Car Parking.

FIGURE 1 - SITE LOCATION

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2 SEWER RETICULATION

Existing sewer reticulation to the proposed site is a single DN100 UPVC main. Refer to the below for the existing sewer layout.

FIGURE 2 - EXISTING SEWER LAYOUT

An assessment of the existing and proposed sewer loadings for the site has been undertaken in the below:

TABLE 1 - SEWER LOADINGS

		Use Case	Gross Floor Area (m2)	Equivalent Persons	ADWF (L/day)
Lot 1	Existing	Commercial Premises	205	2.08/100m2 GFA	852.8
	Proposed	Commercial Premises	205	2.08/100m2 GFA	852.8
Lot 4	Existing	Residential	-	2.6	540
	Proposed	Commercial Premises	370	2.08/100m2 GFA	1539.2

As can be seen, Lot 1 remains fundamentally unchanged from it's existing use, while Lot 4 increases in it's Average Dry Weather Flow by approx. 1000L/day or 0.01L/s. From a volumetric flow perspective, this increase is negligible and it is seen that the existing sewer infrastructure will adequately service the proposed development.

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3 ACCESS & PARKING

Parking facilities, including access and geometry, has been provided per drawings by SK Drafting in accordance with AS2890.1 *Off Street Parking*.

To support the proposed layout, a swept path analysis of the turning facilities provided are shown below:

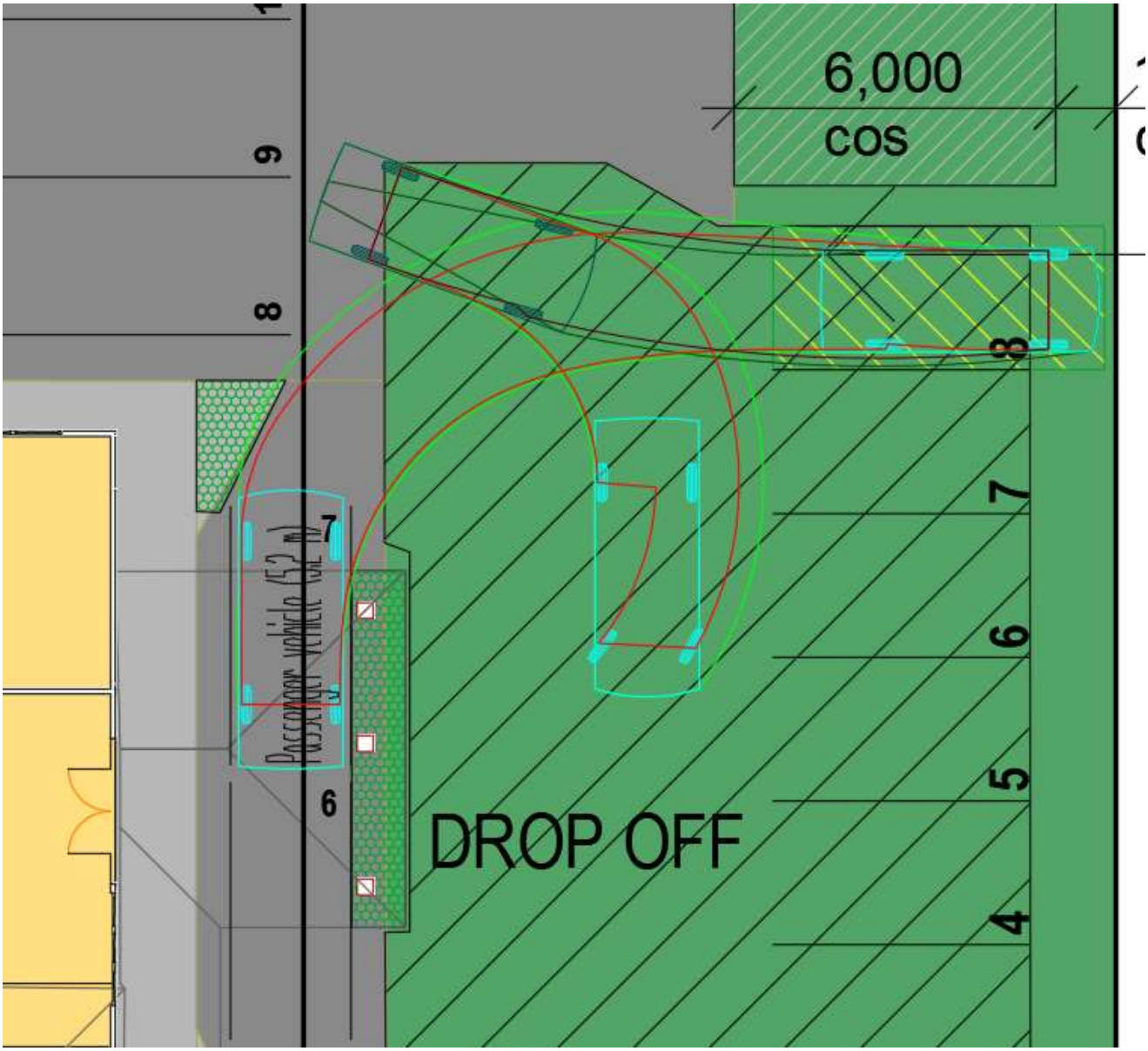

FIGURE 3 - SWEPT PATH ANALYSIS

As can be seen in the above, the turning facilities (utilisation of the current carpark 8 as a turning bay) provides adequate access for a passenger vehicle per Austroads 2013 (5.2m long x 1.94m wide) when parked the drop off zone. Further, the swept path shown doesn't consider the possibility for dry steering, so the proposed path should be considered conservative.

It is recommended that the turning facility be adequately delineated as such so as to ensure its utilisation.

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4 STORMWATER MANAGEMENT

Design objectives and methods of assessment have been taken from:

- Capricorn Municipal Development Guidelines (CMDG);
- Queensland Government State Planning Policy;
- Queensland Urban Drainage Manual (QUDM) 2016.

The proposed development strategy involves the extension of the existing structure on 19 Cavell St over the footprint of the existing structure on 6 Haig St. Additionally, concrete paved carparking will be installed on the at 6 Haig St & 13 Cavell St as well as other auxiliary landscaping and footpath works.

The below is a brief outline of the proposed stormwater management strategy:

- 50% of total roof area and 19 Cavell St to be discharged to LPD on Cavell St via rainwater tank;
- 50% of total roof area and 50% of 6 Haig to be discharged to LPD 1 on 6 Haig St;
- 100% of proposed carpark extension on 6 Haig St to be discharged to existing overland flow path through 13 Cavell St;
- 50% of 13 Cavell St proposed carpark to be discharged to existing carpark and ultimately LPD 2 on Haig St (below 6 Haig St);

4.1 EXISTING (PRE-DEVELOPMENT) CASE

The current site, pre-development, consists of one office space (19 Cavell St), one residential building (6 Haig St) and an existing carpark (13 Cavell St). Lawful points of discharge have been identified for both sites as shown in the below Figure 4, both discharging directly to the existing kerb, while overland flow is discharged to the back of 6 Haig St through 13 Cavell St.

FIGURE 4 - LAWFUL POINTS OF DISCHARGE

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Catchments were taken with each LPD and the back boundary set as outlets, with their respective characteristics shown below:

TABLE 2 - PRE-DEVELOPMENT CATCHMENT CHARACTERISTICS

Pre-Development Catchments		
A (LPD on Cavell St	586 m^2	58% Impervious
B (LPD 1 on Haig St)	295.3 m^2	44% Impervious
C (Overland Discharge)	461.1 m^2	27% Impervious
D (LPD 2 on Haig St)	340.4 m^2	87% Impervious

Peak flows were calculated using the Rational Method as per QUDM 2016, with the result shown below:

TABLE 3 - PRE-DEVELOPMENT PEAK FLOWS

	Pre-Development	
Catchment	Minor Flow (m^3/s) (AEP 10%)	Major Flow (m^3/s) (AEP 1%)
A	0.026	0.038
B	0.013	0.019
C	0.019	0.029
D	0.016	0.025

4.2 PROPOSED (POST-DEVELOPMENT) CASE

The proposal involves reconfiguring catchments A and B so as to share 50% of the roofwater between the two, as well as diverting half the flow off the proposed carpark extension on catchment C towards the existing LPD 2 on Haig St (the same discharge point as the existing carpark).

Associated catchment characteristics post-development are shown below:

TABLE 4 - POST-DEVELOPMENT CATCHMENT CHARACTERISTICS

Post-Development Catchments		
1 (LPD on Cavell St)	526.4 m^2	56% Impervious
2 (LPD 1 on Haig St)	327.9 m^2	72% Impervious
3 (Overland Discharge)	251.4 m^2	87% Impervious
4 (LPD 2 on Haig St)	581.9 m^2	86% Impervious

Peak flows were calculated using the Rational Method as per QUDM 2016, with the result shown below:

TABLE 5 - POST-DEVELOPMENT PEAK FLOWS

	Post-Development	
Catchment	Minor Flow (m^3/s) (AEP 10%)	Major Flow (m^3/s) (AEP 1%)
1	0.023	0.034
2	0.015	0.023
3	0.012	0.018
4	0.028	0.042

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Comparing pre-development with post-development, the change to the two catchments are shown below:

TABLE 6 - CHANGE TO PEAK FLOWS DUE TO DEVELOPMENT

	Change	
Catchment	Minor Flow (m3/s) (AEP 10%)	Major Flow (m3/s) (AEP 1%)
A/1	-0.003	-0.004
B/2	0.002	0.003
C/3	-0.007	-0.010
D/4	0.012	0.017

As can be seen, there is a decrease to peak flows for catchments A/1 and C/3. Conversely, there is an increase to catchments B/2 and D/4.

In order to provide for an engineered solution to reduce peak flows to match pre-development levels, storage calculations have been carried out for catchments 2 and 4.

The below shows the proposed storage calculations which were used:

TABLE 7 - STORAGE CALCULATIONS

	Catchment 2 (LPD 1 on Haig St)		Catchment 4 (LPD 2 on Haig St)	
TOC	5 min		5 min	
	AEP 10	AEP 1	AEP 10	AEP 1
Q_Pre (m3/s)	0.012741	0.019112	0.016474	0.024711
Q_Post (m3/s)	0.015039	0.022558	0.028017	0.042025
R (unitless)	0.152786	0.152786	0.411988	0.411988
V_inflow (m3)	6.015533	9.0233	11.20664	16.80997
Boyd (for r=0.00 to 0.25)	**0.919089**	**1.378633**	4.617	6.9255
Basha (for r=0.25 to 0.45)	0.659534	0.989301	**3.712049**	**5.568074**
Carroll (for r=0.45 to 0.60)	0.432423	0.648635	2.920217	4.380326
Culp (for r=0.60 to 1.0)	0.399979	0.599968	2.807098	4.210647
AEP 1 Storage	**1.378633**	**m^3**	**5.568074**	**m^3**

It is recommended that catchment 2 be provided a 1500L min rainwater tank with throttled 50mm outlet connected to the discharge to kerb or grassed area.

As the existing shed (60.5 m^2) on catchment 4 accounts for approx. 30% of the addition impervious area (201.5 m^2) contributed to the catchment, it is seen that 30% of the required storage can be provided directly to this roof area. A 2000L min rainwater tank with throttled 50mm outlet connected to the kerb or grassed area should be provided. Options for the remaining 3.92m^3 of storage could include a pit with low flow outlet, onsite rain garden/s with adequate storage and low flow outlets, or geometric pavement designs facilitating storage within the footprint of the carpark. It is seen that the options proposed should be explored further during the detailed design of the facility and checked for suitability by an appropriately qualified person (hydraulic engineer).

Finally, it is recommended that the overland flow discharging from catchment 3 be collected in a field inlet of min dimensions 450x450 with a single 150dia PVC pipe connecting it into the existing field inlet adjacent the kitchen on 13 Cavell St.

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4.3 STORMWATER QUALITY

Stormwater quality has been assessed based on the requirements of the *State Planning Policy – April 2016* under the quality section. It is seen that no water quality improvement devices are required due to the development (1682.8m^2) being less than the 2500m^2 benchmark set for water quality assessment.

5 CONCLUSION

The proposed development for the Home Support Association is seen as being manageable from an engineering point of view. The current strategies for managing sewerage, drainage and access are all feasible within the scope of the recommendations given throughout this report.

Further questions should be directed to the below signed if required.

Yours sincerely,

Scott Thomas

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

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APPENDIX A – CATCHMENT PLAN

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APPENDIX B – STORMWATER CALCULATIONS

Pre Development Case							
Catchment ID	A	LPD on Cavell St		Design AEP		10	%
TOC	5	min		Catchment Area		0.0586	ha
Rainfall Insensity Table							
	AEP (Lat -23.3674, Long 150.4959)						
	63.20%	50%	20%	**10%**	5%	2%	1%
5 min	115	128	170	**200**	229	269	300
1 hour	37.2	41.4	55.3	**65.2**	75.2	88.9	99.9
	fi	I10 (mm/h	Fy	C10	Cy	I (mm/hr)	Qy (m3/s)
10%	0.58	65.2	1.0	0.783805	0.783805	200	0.025517
1%	0.58	65.2	1.0	0.783805	0.783805	300	0.038276
Post Development Case							
Catchment ID	1	LPD on Cavell St		Design AEP		10	%
TOC	5	min		Catchment Area		0.05264	ha
Rainfall Insensity Table							
	AEP (Lat -23.3674, Long 150.4959)						
	63.20%	50%	20%	**10%**	5%	2%	1%
5 min	115	128	170	**200**	229	269	300
1 hour	37.2	41.4	55.3	**65.2**	75.2	88.9	99.9
	fi	I10 (mm/h	Fy	C10	Cy	I (mm/hr)	Qy (m3/s)
10%	0.56	65.2	1.0	0.777895	0.777895	200	0.022749
1%	0.56	65.2	1.0	0.777895	0.777895	300	0.034124

FIGURE 5 - CATCHMENT A/1 CALCS

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Pre Development Case							
Catchment ID	B	LPD on Haig St		Design AEP		10	%
TOC	5	min		Catchment Area		0.02953	ha
Rainfall Insensity Table							
	AEP (Lat -23.3674, Long 150.4959)						
	63.20%	50%	20%	**10%**	5%	2%	1%
5 min	115	128	170	**200**	229	269	300
1 hour	37.2	41.4	55.3	**65.2**	75.2	88.9	99.9
	fi	I10 (mm/h	Fy	C10	Cy	I (mm/hr)	Qy (m3/s)
10%	0.44	65.2	1.0	0.776634	0.776634	200	0.012741
1%	0.44	65.2	1.0	0.776634	0.776634	300	0.019112
Post Development Case							
Catchment ID	2	LPD on Haig St		Design AEP		10	%
TOC	5	min		Catchment Area		0.03279	ha
Rainfall Insensity Table							
	AEP (Lat -23.3674, Long 150.4959)						
	63.20%	50%	20%	**10%**	5%	2%	1%
5 min	115	128	170	**200**	229	269	300
1 hour	37.2	41.4	55.3	**65.2**	75.2	88.9	99.9
	fi	I10 (mm/h	Fy	C10	Cy	I (mm/hr)	Qy (m3/s)
10%	0.72	65.2	1.0	0.825554	0.825554	200	0.015039
1%	0.72	65.2	1.0	0.825554	0.825554	300	0.022558

FIGURE 6 - CATCHMENT B/2 CALCS

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Pre Development Case							
Catchment ID	C	Overland Discharge		Design AEP		10	%
TOC	5	min		Catchment Area		0.04611	ha
Rainfall Insensity Table							
	AEP (Lat -23.3674, Long 150.4959)						
	63.20%	50%	20%	**10%**	5%	2%	1%
5 min	115	128	170	**200**	229	269	300
1 hour	37.2	41.4	55.3	**65.2**	75.2	88.9	99.9
	fi	I10 (mm/h	Fy	C10	Cy	I (mm/hr)	Qy (m3/s)
10%	0.27	65.2	1.0	0.742726	0.742726	200	0.019026
1%	0.27	65.2	1.0	0.742726	0.742726	300	0.028539
Post Development Case							
Catchment ID	3	Overland Discharge		Design AEP		10	%
TOC	5	min		Catchment Area		0.02514	ha
Rainfall Insensity Table							
	AEP (Lat -23.3674, Long 150.4959)						
	63.20%	50%	20%	**10%**	5%	2%	1%
5 min	115	128	170	**200**	229	269	300
1 hour	37.2	41.4	55.3	**65.2**	75.2	88.9	99.9
	fi	I10 (mm/h	Fy	C10	Cy	I (mm/hr)	Qy (m3/s)
10%	0.87	65.2	1.0	0.870263	0.870263	200	0.012155
1%	0.87	65.2	1.0	0.870263	0.870263	300	0.018232

FIGURE 7 - CATCHMENT C/3 CALCS

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Pre Development Case							
Catchment ID	D	LPD on Haig St		Design AEP		10	%
TOC	5	min		Catchment Area		0.03404	ha
Rainfall Insensity Table							
	AEP (Lat -23.3674, Long 150.4959)						
	63.20%	50%	20%	**10%**	5%	2%	1%
5 min	115	128	170	**200**	229	269	300
1 hour	37.2	41.4	55.3	**65.2**	75.2	88.9	99.9
	fi	I10 (mm/h	Fy	C10	Cy	I (mm/hr)	Qy (m3/s)
10%	0.87	65.2	1.0	0.871134	0.871134	200	0.016474
1%	0.87	65.2	1.0	0.871134	0.871134	300	0.024711
Post Development Case							
Catchment ID	4	LPD on Haig St		Design AEP		10	%
TOC	5	min		Catchment Area		0.05819	ha
Rainfall Insensity Table							
	AEP (Lat -23.3674, Long 150.4959)						
	63.20%	50%	20%	**10%**	5%	2%	1%
5 min	115	128	170	**200**	229	269	300
1 hour	37.2	41.4	55.3	**65.2**	75.2	88.9	99.9
	fi	I10 (mm/h	Fy	C10	Cy	I (mm/hr)	Qy (m3/s)
10%	0.86	65.2	1.0	0.866642	0.866642	200	0.028017
1%	0.86	65.2	1.0	0.866642	0.866642	300	0.042025

FIGURE 8 - CATCHMENT D/4 CALCS

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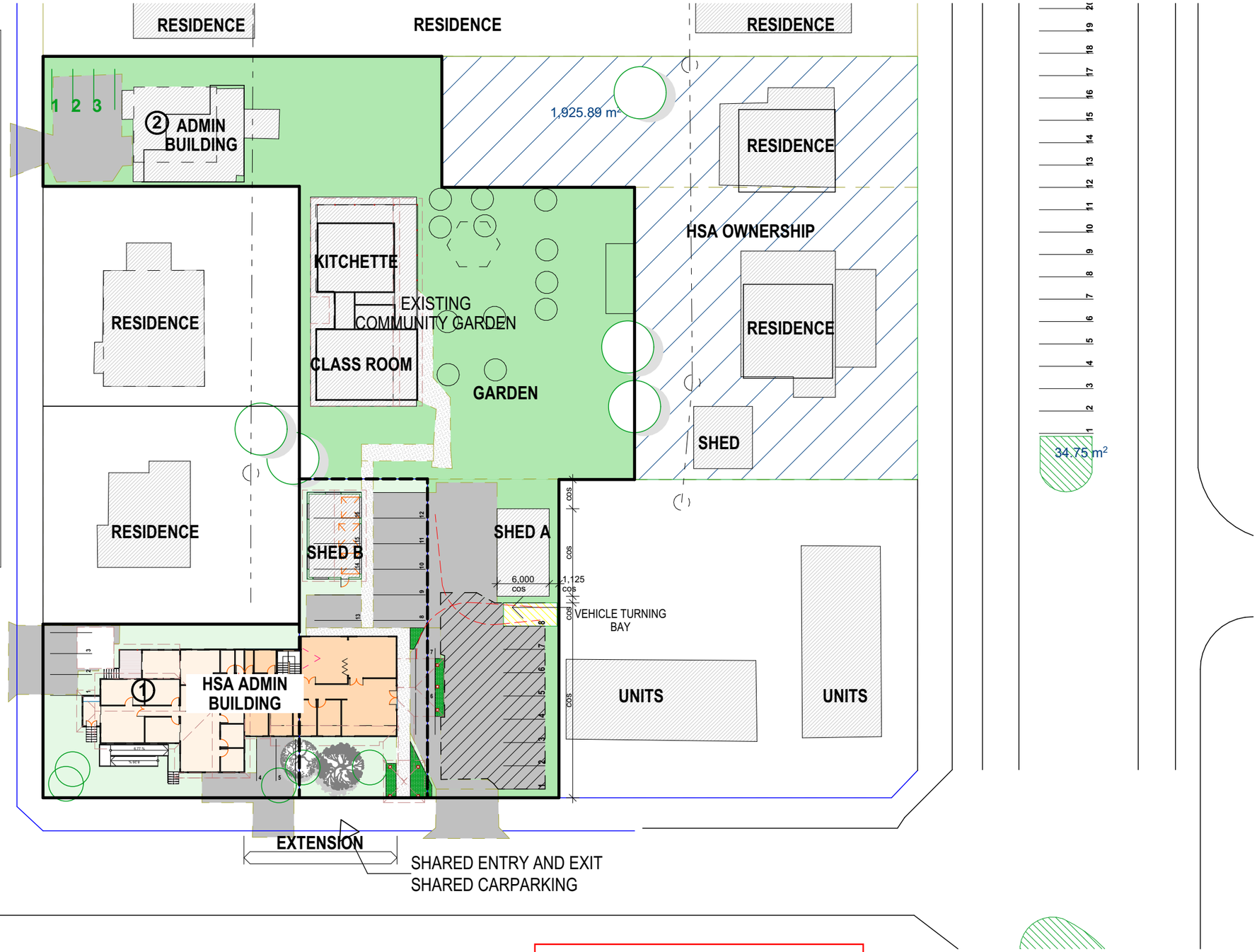
DEVELOPMENT SCHEDULE

RPD	**LOT 1 & 4 RP604752,Lot 12 on SP227126**
SITE AREA	3680 M2
ADDRESS	13 & 19 CAVELL ST & 6 HAIG ST WANDAL
ZONE:	LOW DENSITY RESIDENTIAL
LOCAL AUTHORITY	ROCKHAMPTON REGIONAL COUNCIL
USE	OFFICE
SETBACK FROM ROAD	AS PER QDC IN RES'DENTIAL AREAS
PROPOSED BCA/NCC	CLASS 5 (OFFICE & COMMUNITY USE)
GFA	REFER AREA SCHEDULE
PARKING (1/30M2)	EXISTING 8 CARS EXISTING - COMMUNITY GARDEN 5 CARS EXISTING - ADMIN BUILDING 1 3 CARS EXISTING -ADMIN BUILDING 2 TOTAL OF 16 EXISTING REQUIRED 10 EXISTING (ADMIN 2 & COMMUNITY GARDEN RETAINED) -1 REMOVED FOR TURN AROUND +20.1 (21 CARS REQUIRED ADMIN BUILDING) 32 BAYS REQUIRED PROVIDED 26 BAYS PROVIDED (INCLUDES 4 X TANDEM & 2 X DROP OFF)
WASTE DISPOSAL	SEWER
SOIL CLASSIFICATION	UNKNOWN, EXISTING
FLOODING	N/A
HERITAGE	N/A
CHARACTER	RESIDENTIAL CHARACTER AREA.



BUILDING COVER AREA	1134.56 SQM
SITE AREA	3679.44 SQM
TOTAL SITE COVER	30.8 %

SITE PLAN 500
SCALE @ A3, 1:500

Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

LOCATION PLAN

SKD 19-033 / SK 102 Issue A 24/02/2020

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
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Dated: 11 June 2020

preliminary

SK Drafting building designs
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BSA LIC No 069429

DESIGN OBJECTIVES

EXTENDED COMMUNITY USE
PROVIDE ADDITIONAL TRAINING ROOM AND INTERVIEW ROOSM TO SUPPORT COMMUNITY KITCHEN AND CLASSROOM
PROVIDE ADDITIONAL OFFICE AND SUPPORT AREAS FOR CARE AND HOUSING SERVICE OF HSA PROVIDE FOR COMMUNITY BUILDING CLIENTS AND USES.

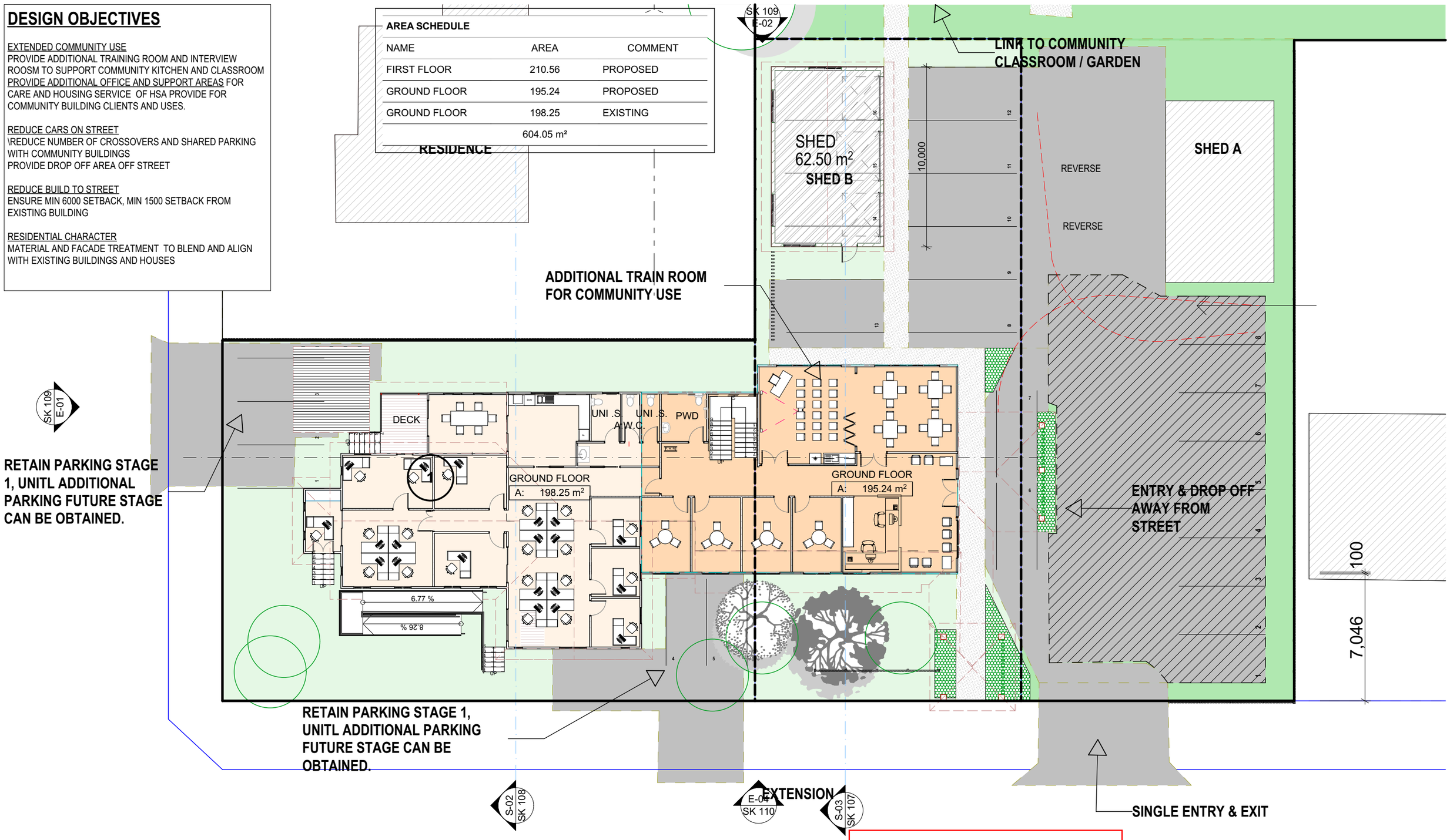
REDUCE CARS ON STREET
\REDUCE NUMBER OF CROSSOVERS AND SHARED PARKING WITH COMMUNITY BUILDINGS
PROVIDE DROP OFF AREA OFF STREET

REDUCE BUILD TO STREET
ENSURE MIN 6000 SETBACK, MIN 1500 SETBACK FROM EXISTING BUILDING

RESIDENTIAL CHARACTER
MATERIAL AND FACADE TREATMENT TO BLEND AND ALIGN WITH EXISTING BUILDINGS AND HOUSES

AREA SCHEDULE

NAME	AREA	COMMENT
FIRST FLOOR	210.56	PROPOSED
GROUND FLOOR	195.24	PROPOSED
GROUND FLOOR	198.25	EXISTING
	604.05 m²	



Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

SITE PLAN

SKD 19-033 / SK 103 Issue A 24/02/2020

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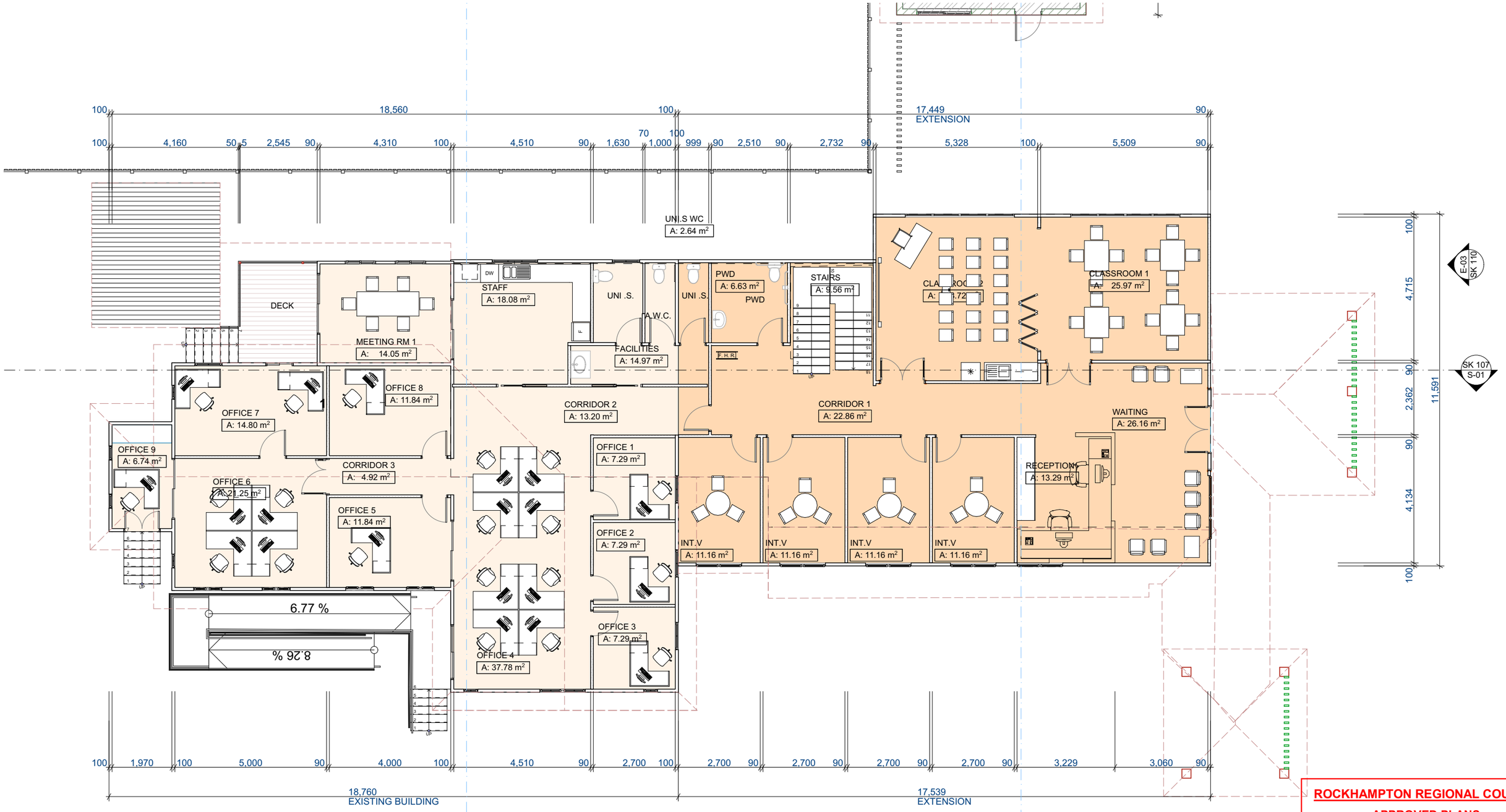

1. GROUND FLOOR (100)
SCALE @ A3 :1:125

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Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

GROUND FLOOR PLAN

SKD 19-033 / SK 104 Issue A 24/02/2020

preliminary

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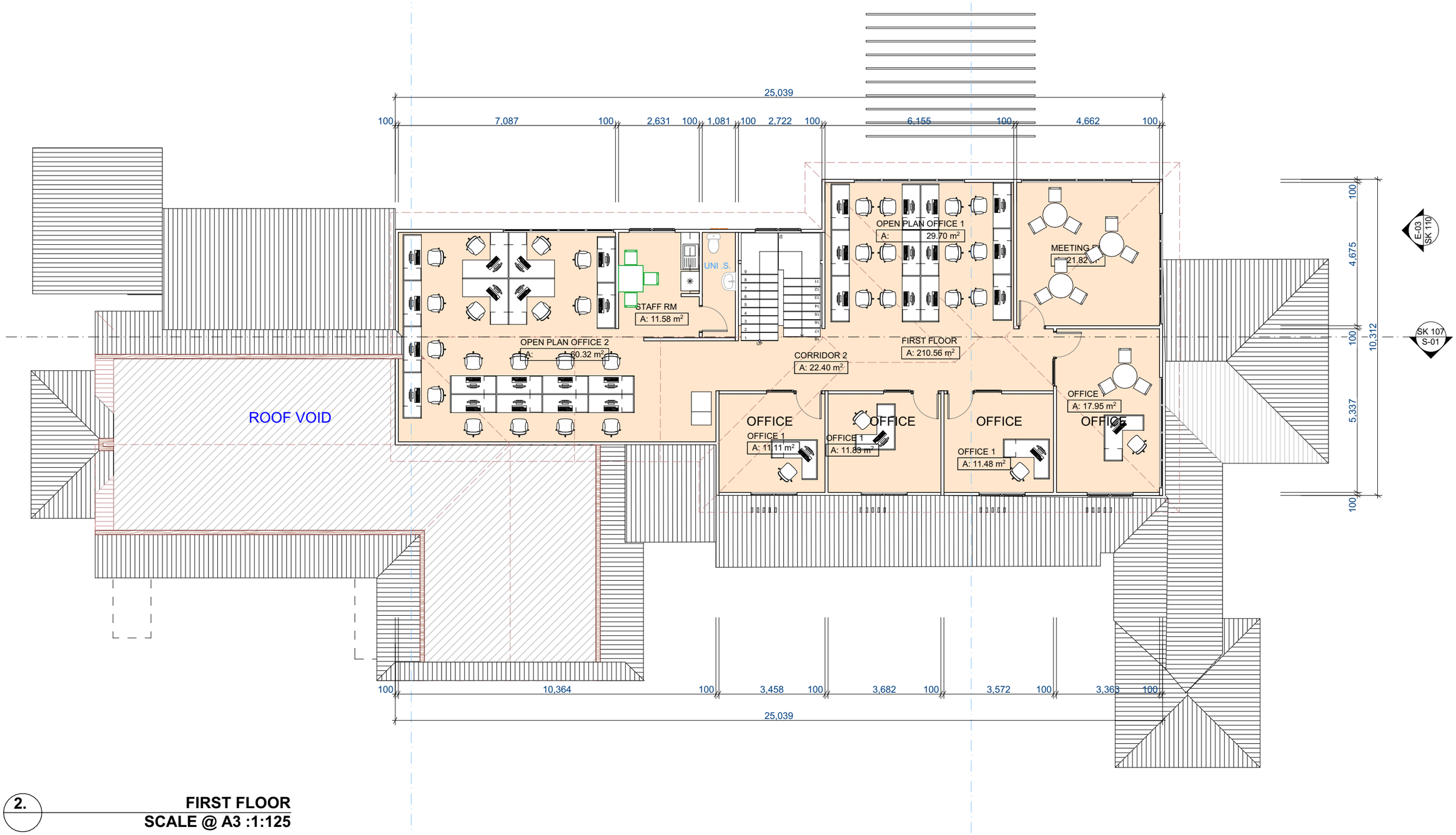

2. FIRST FLOOR
SCALE @ A3 :1:125

Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

FIRST FLOOR PLAN

SKD 19-033 / SK 105 Issue A 24/02/2020

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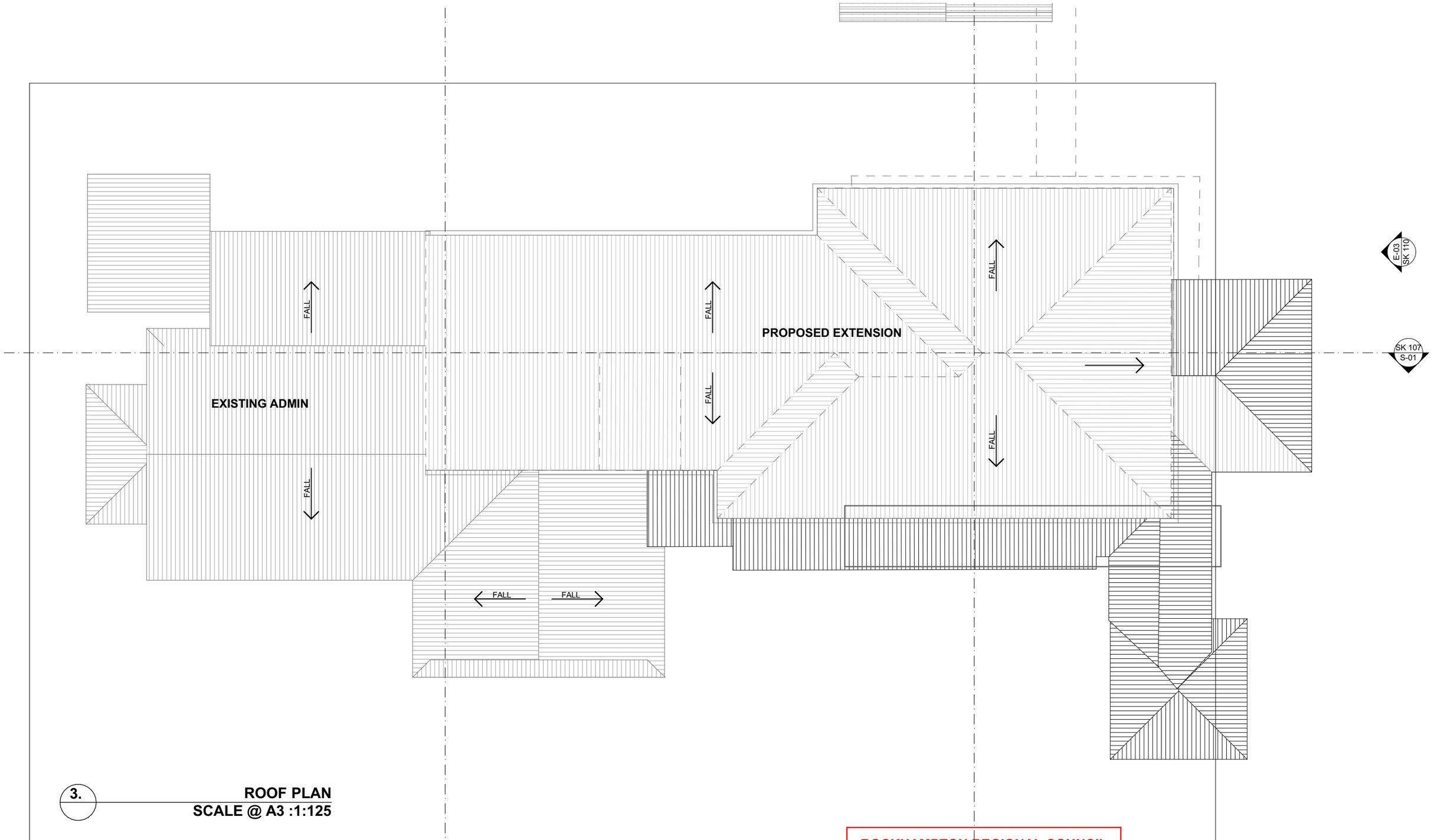

3. ROOF PLAN
SCALE @ A3 :1:125

Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

ROOF PLAN

SKD 19-033 / SK 106 Issue A 24/02/2020

ROCKHAMPTON REGIONAL COUNCIL
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Dated: 11 June 2020

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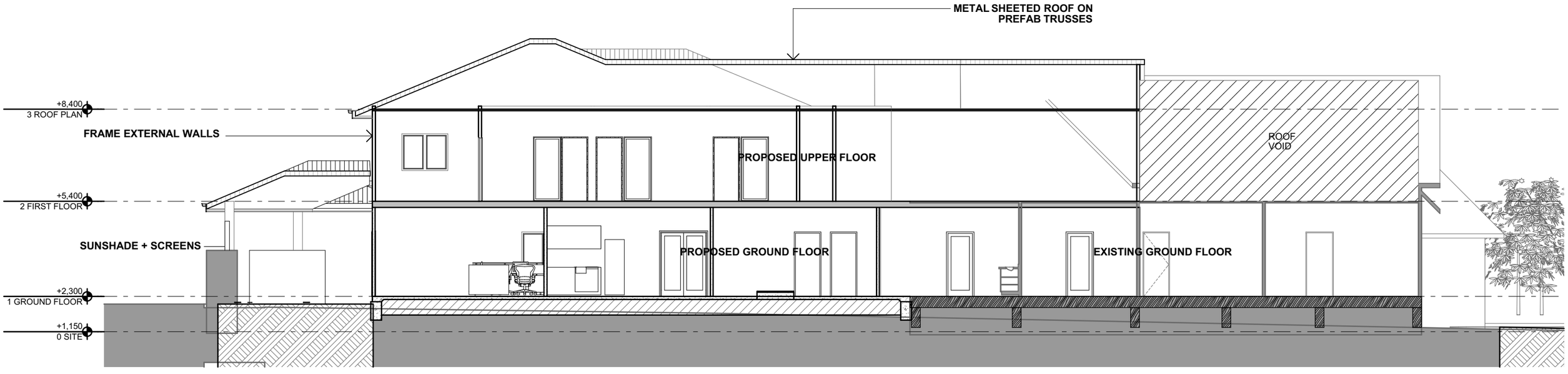
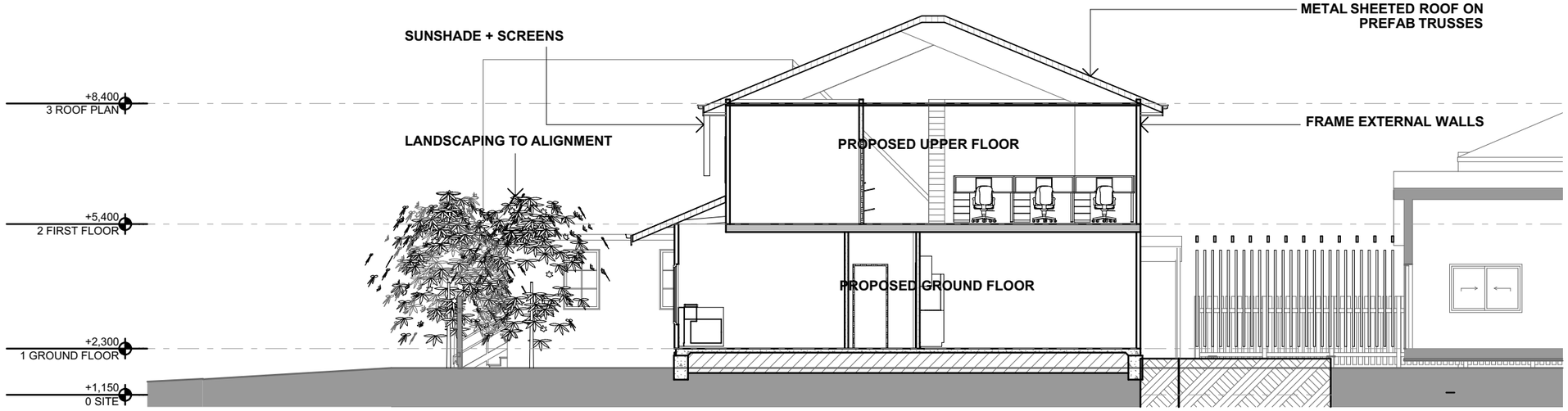


S-01

SECTION
1:125



S-03

SECTION
1:125

Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

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SKETCH PLANS

S-01 SECTION

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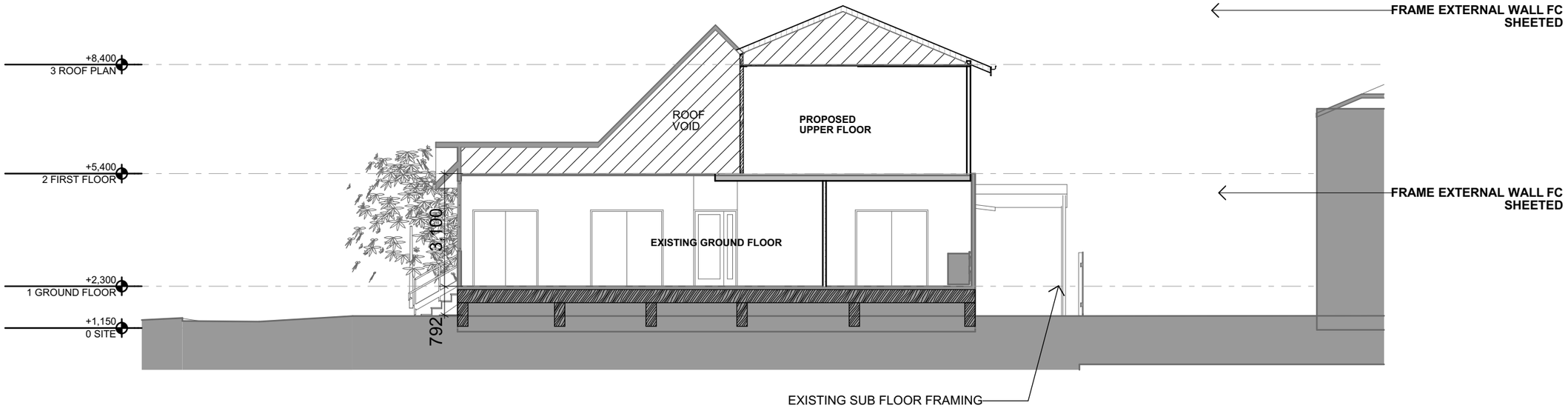

S-02

SECTION
1:125

Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

S-02 SECTION

SKD 19-033 / SK 108 Issue A 24/02/2020

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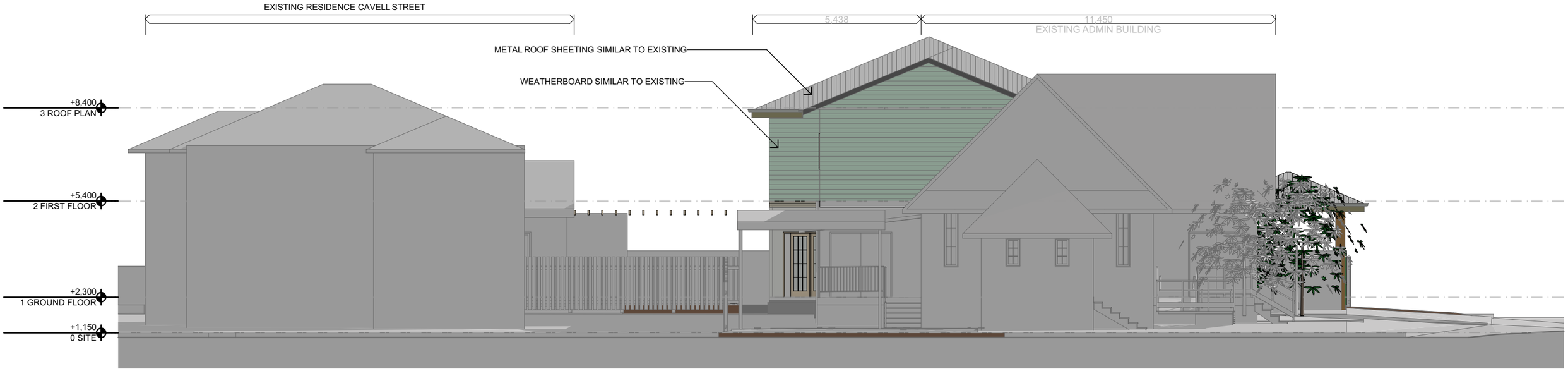
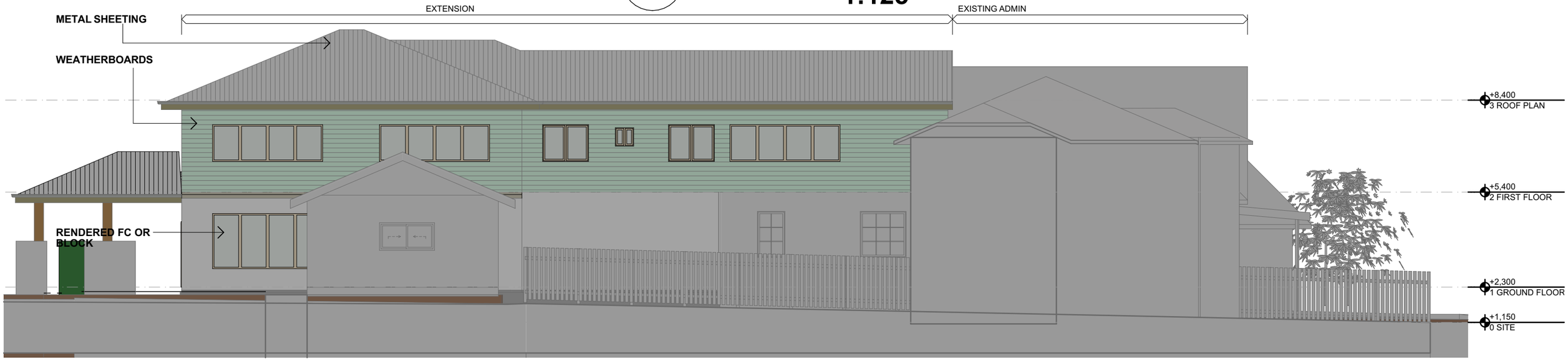


E-01

ELEVATION
1:125



E-02

ELEVATION
1:125

Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

E-01 NORTH ELEVATION

SKD 19-033 / SK 109 Issue A 24/02/2020

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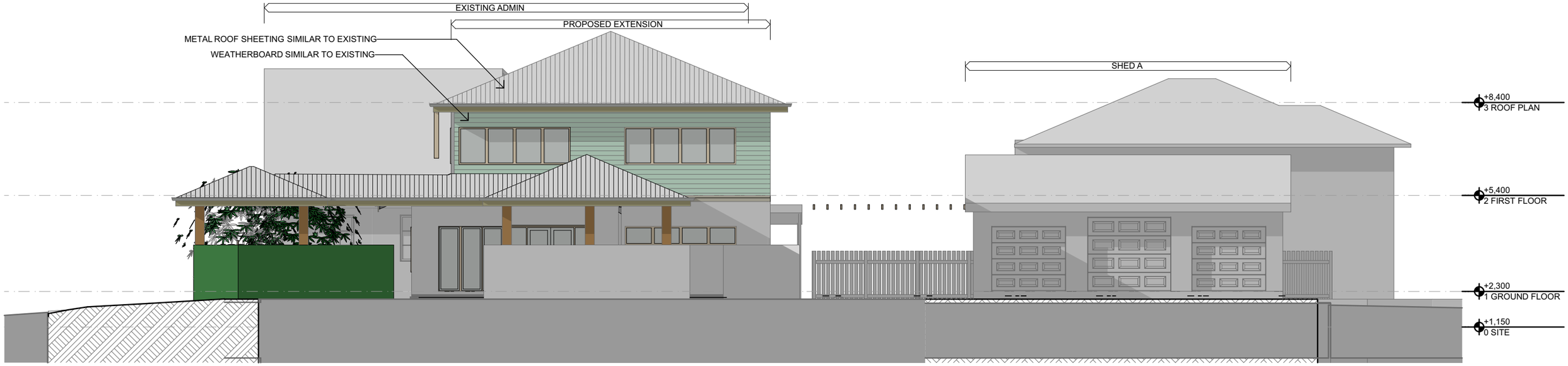

E-03

ELEVATION
1:125

E-04

ELEVATION
1:125

Project Name
EXTENSION TO COMMUNITY USE BUILDING
SKETCH PLANS
Client
HOME SUPPORT ASSOCIATION
13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

E-02 EAST ELEVATION

SKD 19-033 / SK 110 Issue A 24/02/2020

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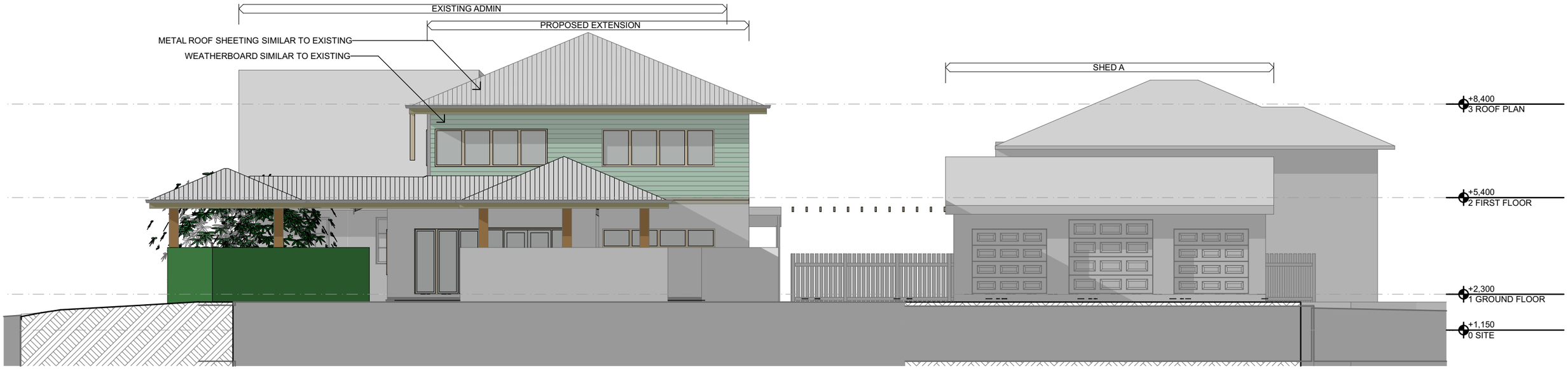

E-03

ELEVATION
1:125

E-04

ELEVATION
1:125

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Project Name

EXTENSION TO COMMUNITY USE BUILDING

SKETCH PLANS

Client

HOME SUPPORT ASSOCIATION

13 & 19 CAVELL ST & 6 HAIG ST WANDAL

SKETCH PLANS

E-03 SOUTH & WEST ELEVATIONS

SKD 19-033 / SK 111 Issue A 24/02/2020

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