





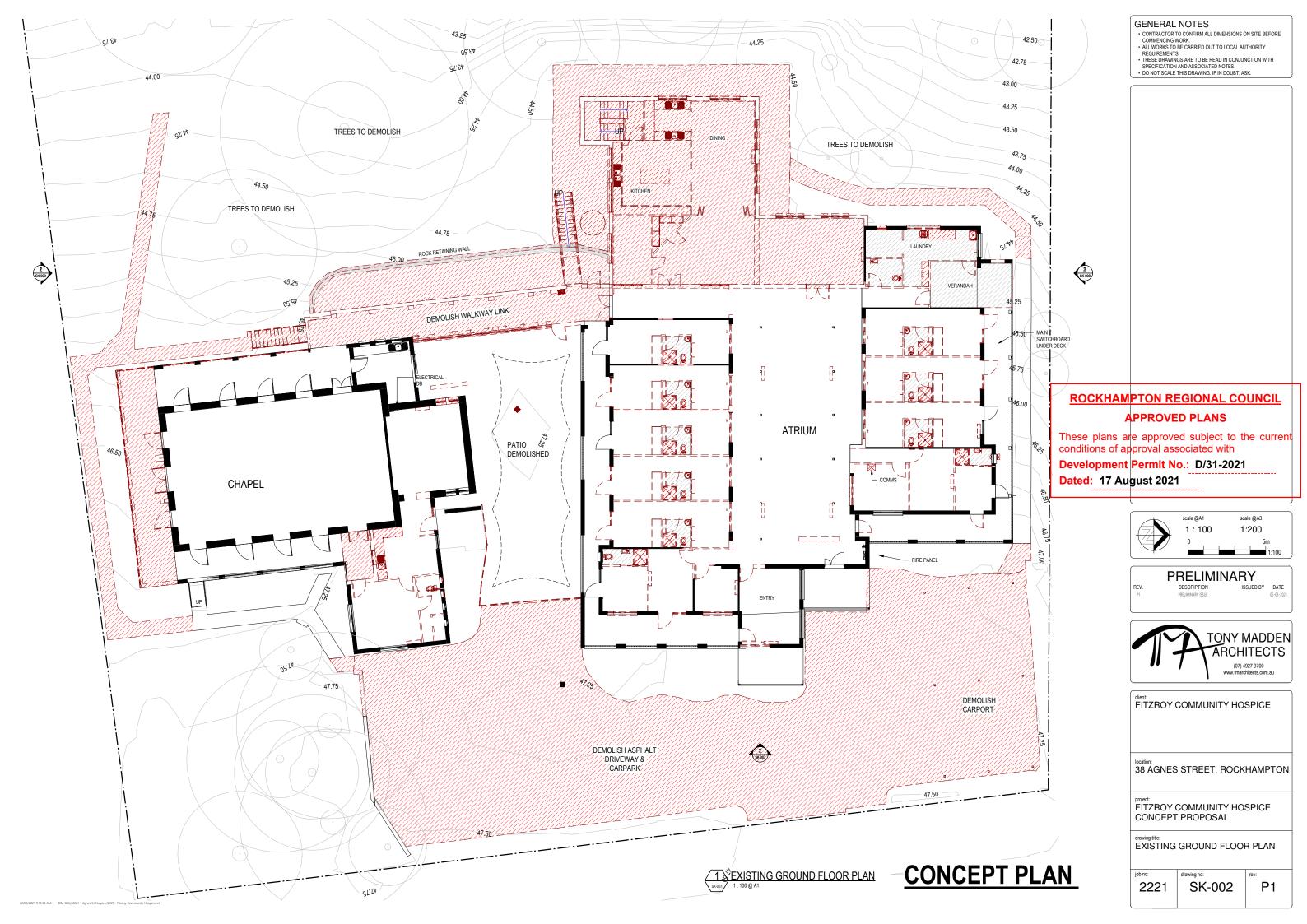
GENERAL NOTES OCHTACTOR TO CONFEM ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
ALL WORKS TO BE CARRIED OUT TO LOCAL AUTHORITY REQUIREMENTS.
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ASSOCIATED NOTES.
DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK.

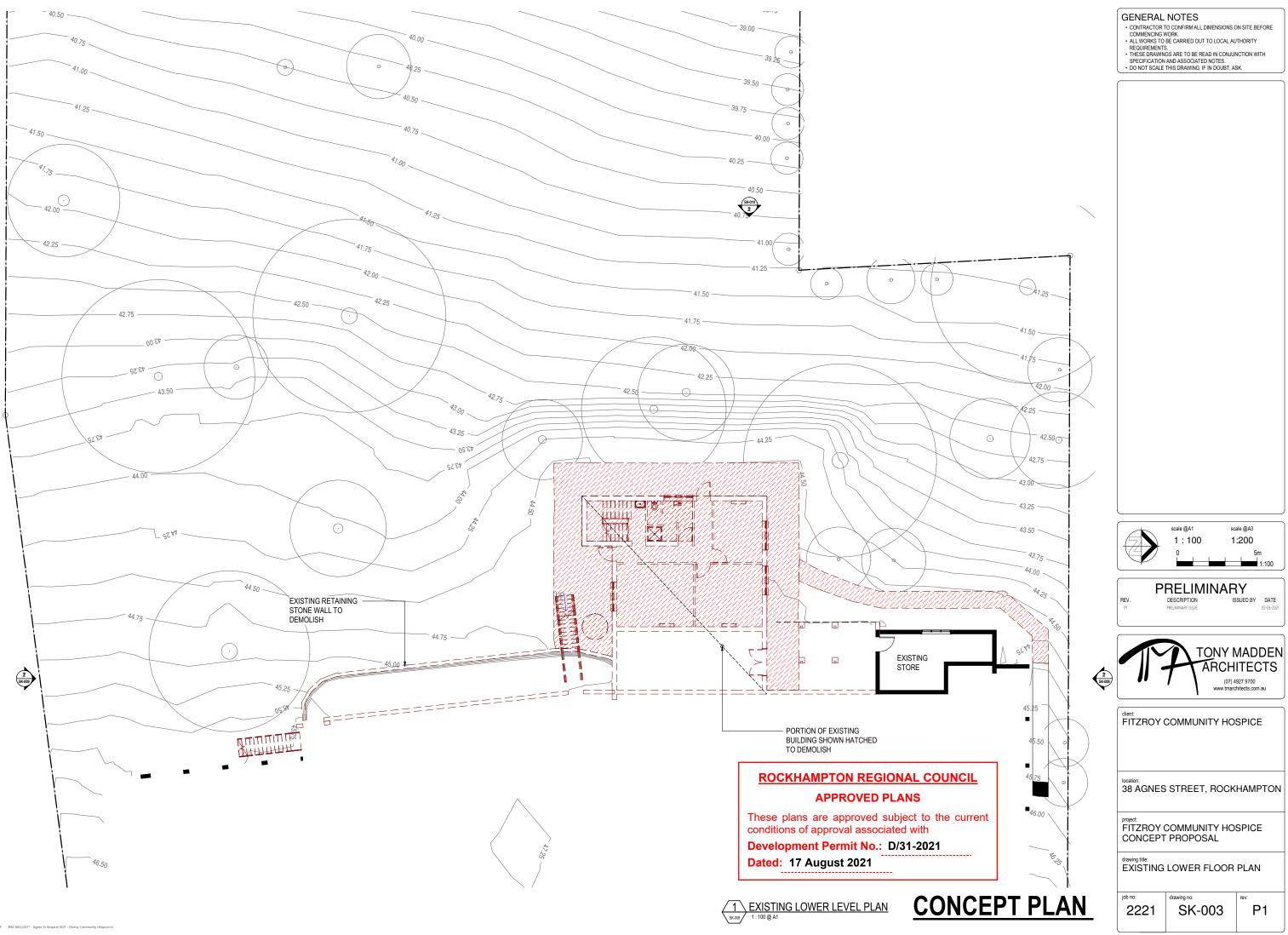
ROCKHAMPTON REGIONAL COUNCIL APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with **Development Permit No.:** D/31-2021 Dated: 17 August 2021











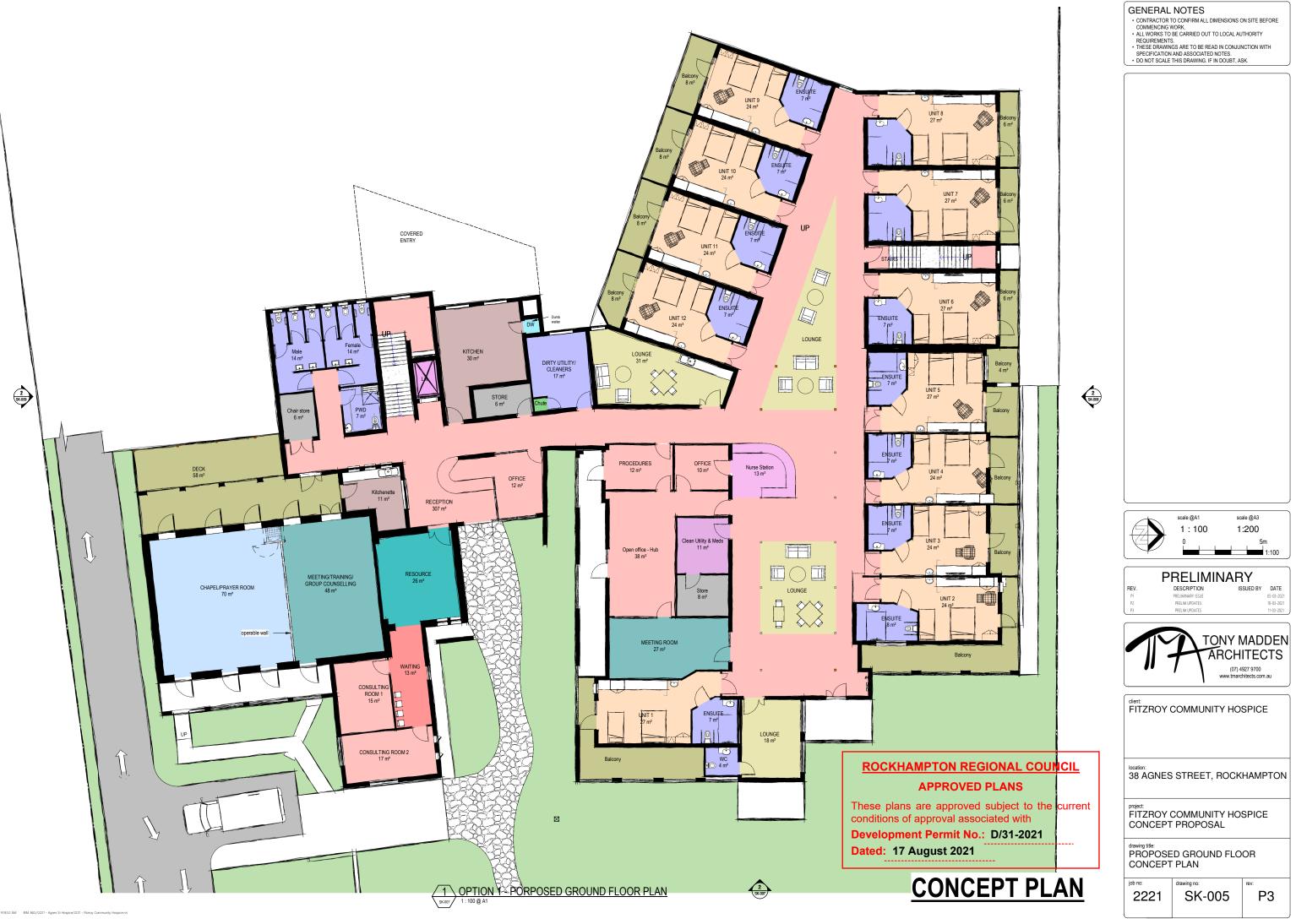
SK-004 - OVERALL PROP

ROCKHAMPTON REG

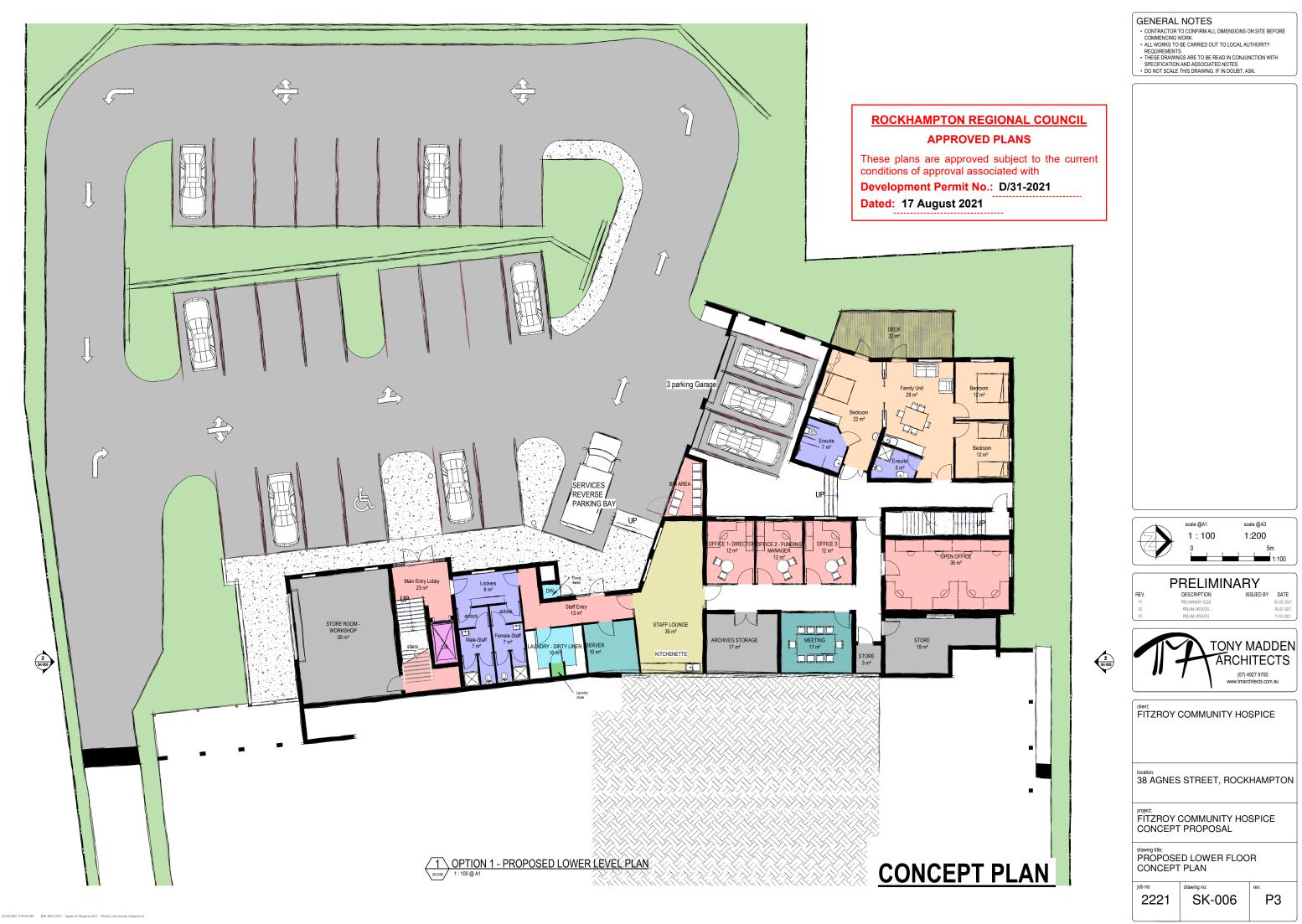
These plans are approved conditions of approval assoc **Development Permit No.: Dated: 17 August 2021**

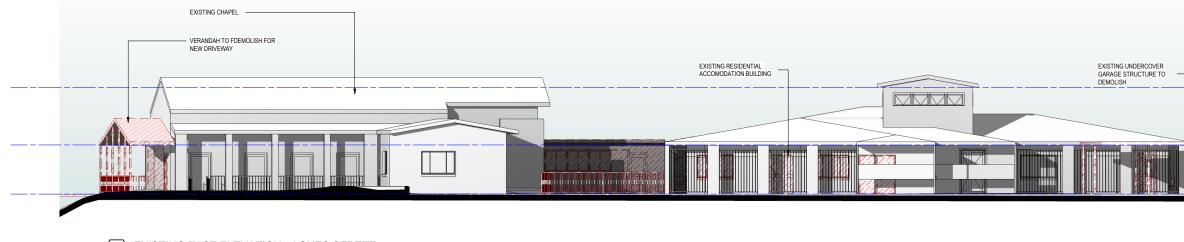
DPOSED SITE PLAN	Р Р Р Р Р Р Р	1:200 1 0 RELIMINAF DESCRIPTION IS PRELIMEDATES Additional Info TONY IN ARCH (07) 4	ale @A3 :400 10m 1:200 SUED BY DATE 1:49-201 2:04-201 2:04-201 2:04-201 927 9700 shitects.com.au
GIONAL COUNCIL O PLANS I subject to the current ociated with .: D/31-2021	location: 38 AGNES project: FITZROY (CONCEPT drawing title:	COMMUNITY HO STREET, ROCK COMMUNITY HO PROPOSAL PROPOSED PLA	HAMPTON
	job no: 2221	drawing no: SK-004	P4

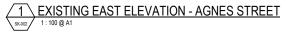
GENERAL NOTES • CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. • ALL WORKS TO BE CARRIED OUT TO LOCAL AUTHORITY REQUIREMENTS. • THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ASSOCIATED NOTES. • DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK.

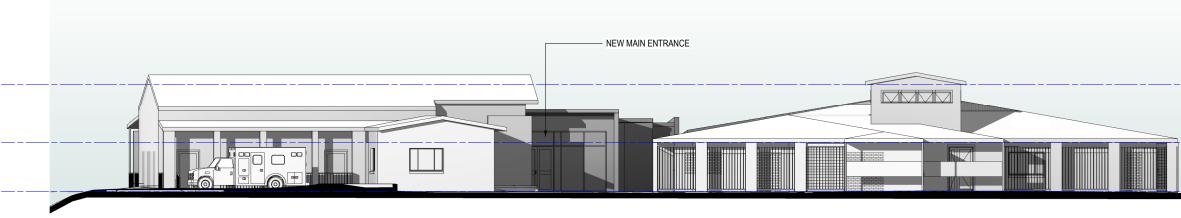


2/03/2021 9:18:52 AM BIM 360://2221 - Agnes





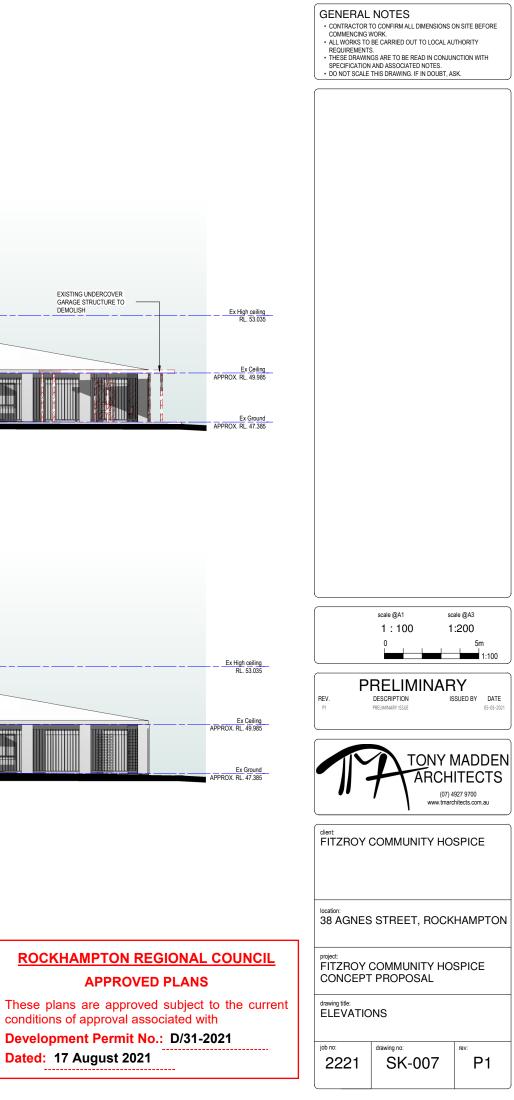


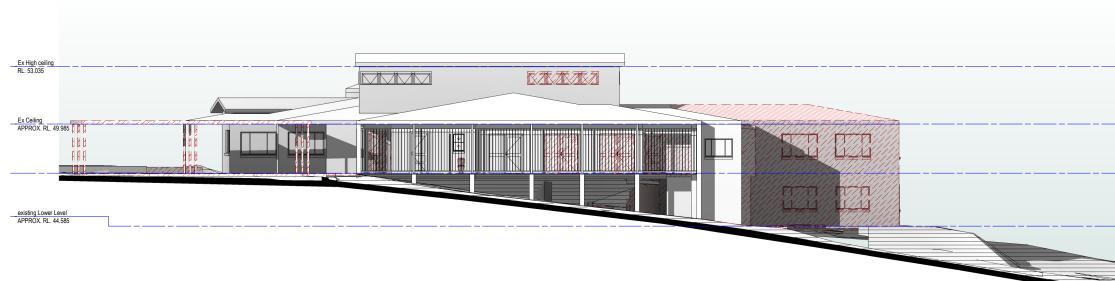


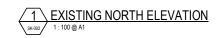
2 PROPOSED EAST ELEVATION - AGNES STREET

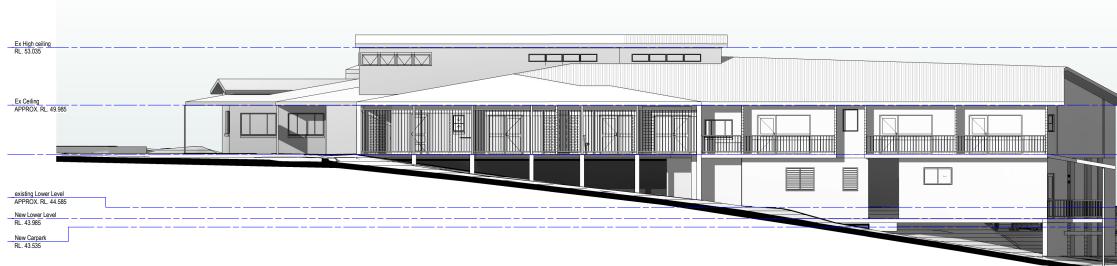
conditions of approval associated with **Development Permit No.:** D/31-2021

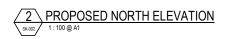
22/03/2021 9:19:19 AM BIM 360.//2221 - Agnes St Hospice/2221 - Fitzroy Con



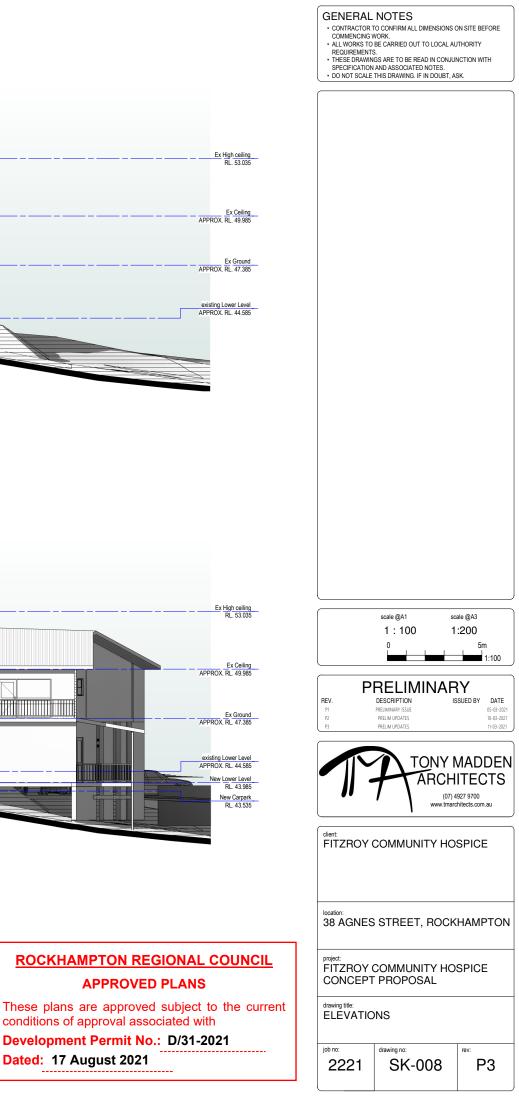


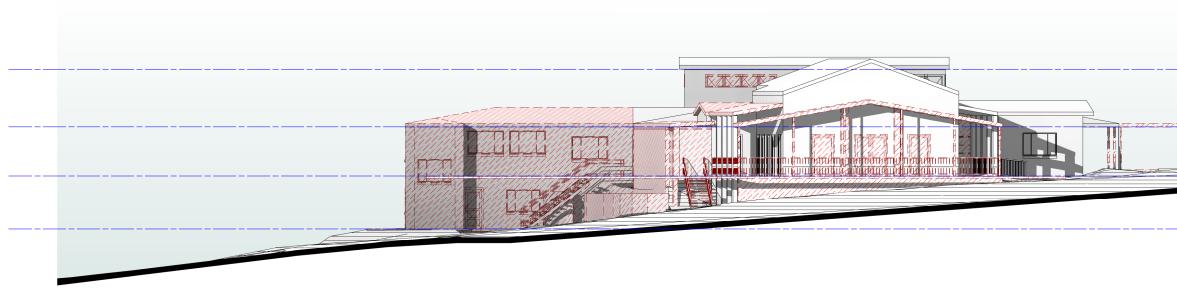


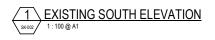


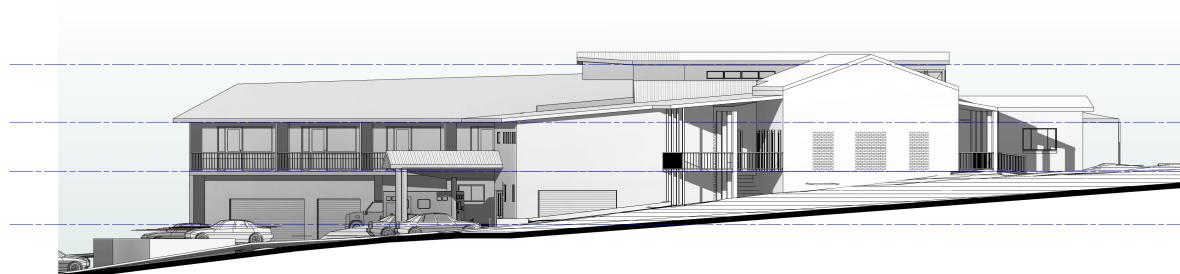


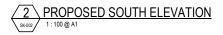
conditions of approval associated with Development Permit No.: D/31-2021 Dated: 17 August 2021



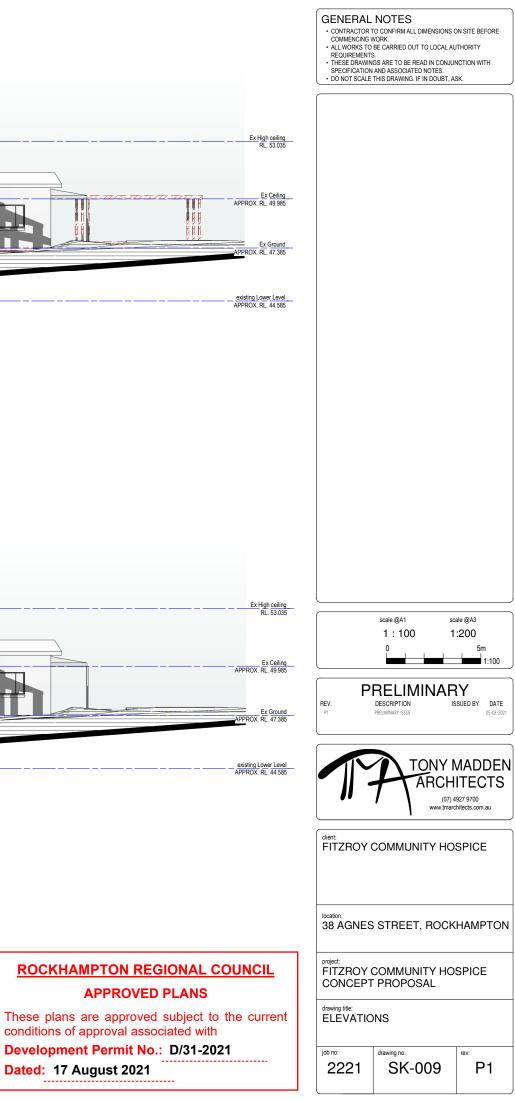


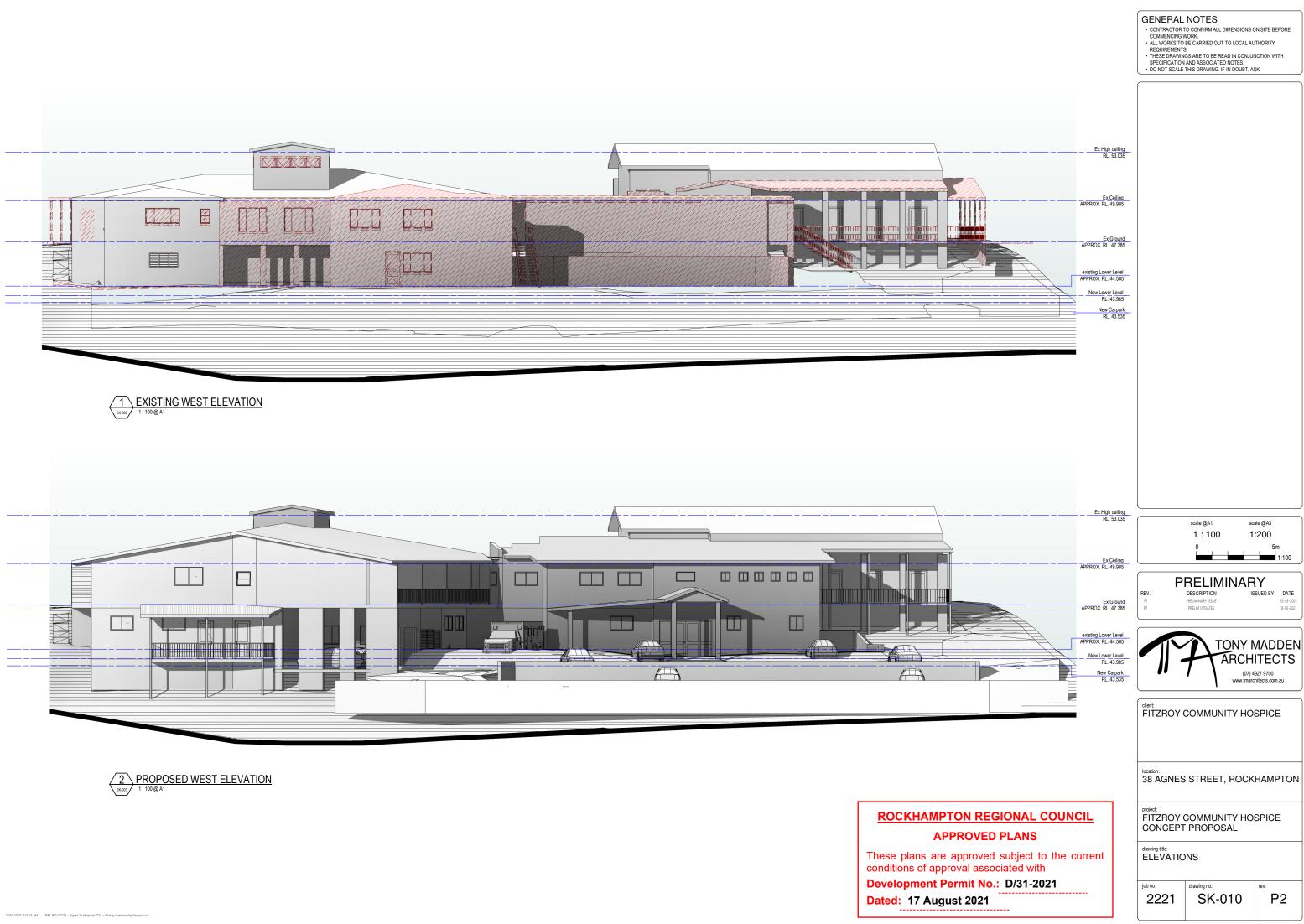


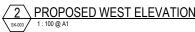




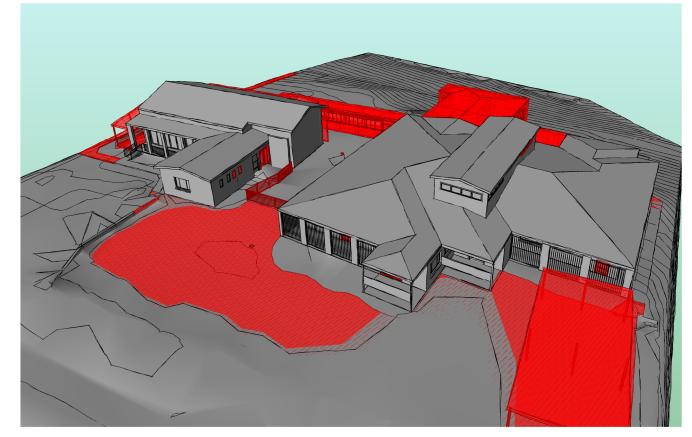
conditions of approval associated with **Development Permit No.:** D/31-2021 Dated: 17 August 2021



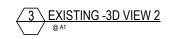


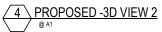


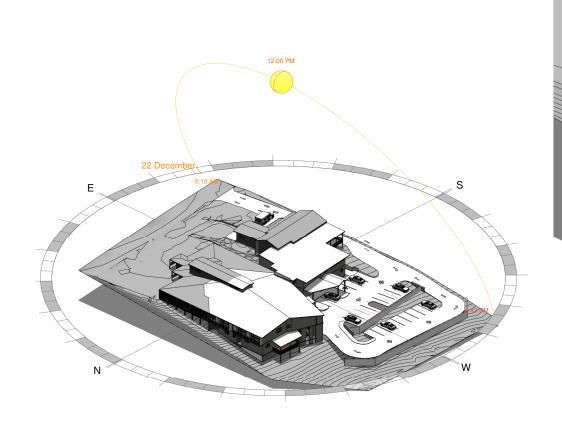


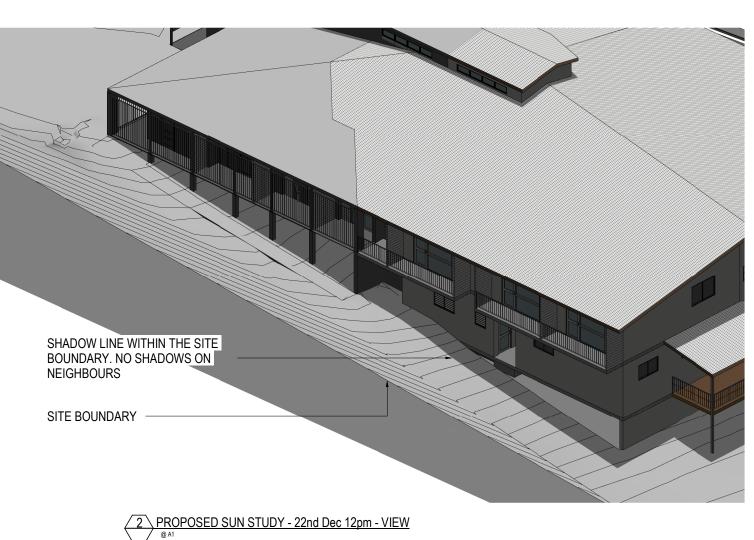




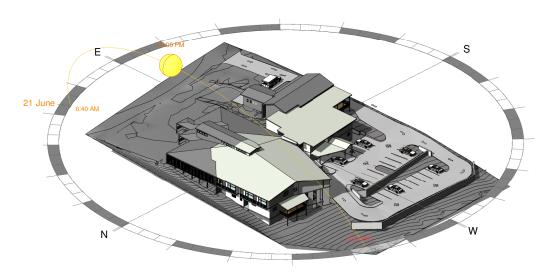






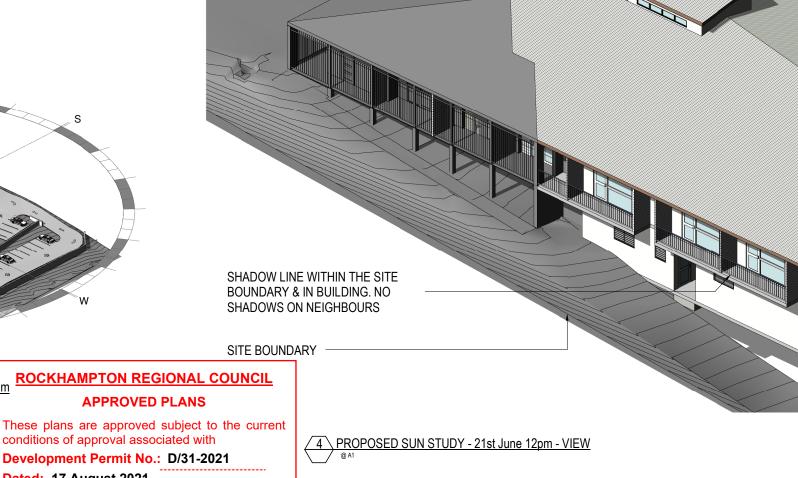


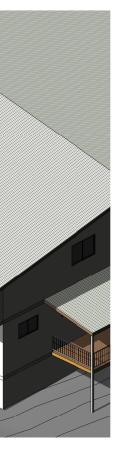
PROPOSED SUN STUDY - 22nd Dec 12pm



3 PROPOSED SUN STUDY - 21st June 12pm

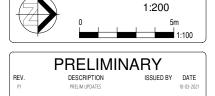
Dated: 17 August 2021





GENERAL NOTES

- CONTRACTOR TO CONTEMALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL WORKS TO BE CARRIED OUT TO LOCAL AUTHORITY REQUIREMENTS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ASSOCIATED NOTES. DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK.



scale @A1

scale @A3



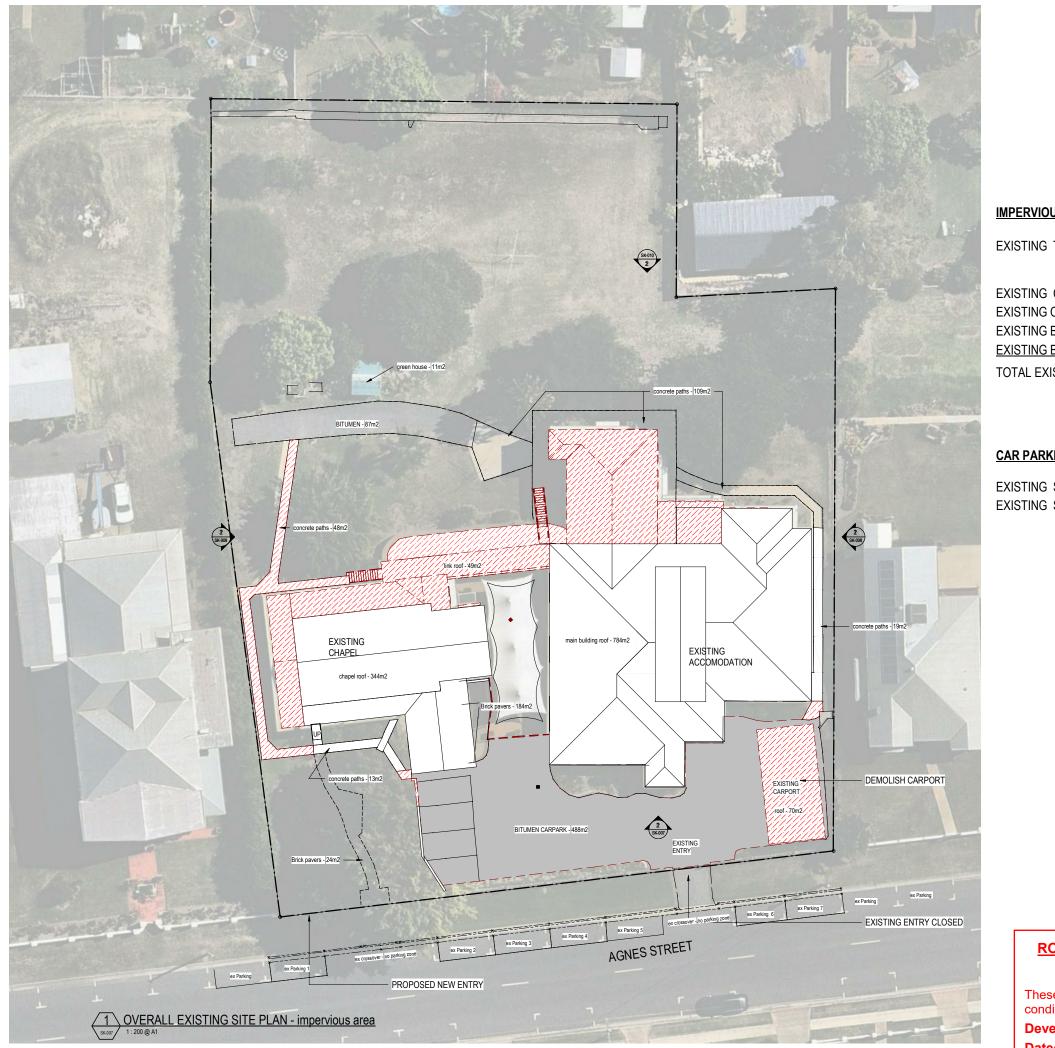
FITZROY COMMUNITY HOSPICE

38 AGNES STREET, ROCKHAMPTON

FITZROY COMMUNITY HOSPICE CONCEPT PROPOSAL

drawing title: SUN STUDY

job no:	drawing no:	rev:
2221	SK-012	P1



IMPERVIOUS AREA CALCULA

EXISTING TOTAL SITE AREA

EXISTING CARPARK & BITUME EXISTING CONCRETE PATHS EXISTING BRICK PAVERS EXISTING BUILDING ROOF ARE TOTAL EXISTING IMPERVIOUS

CAR PARKING NUMBERS

EXISTING STREET PARKING EXISTING SITE PARKING -

ROCKHAMPTON F

These plans are approvided conditions of approval as **Development Permit N Dated: 17 August 202**

		GENERAL NOTES • CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. • ALL WORKS TO BE CARRIED OUT TO LOCAL AUTHORITY REQUIREMENTS. • THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ASSOCIATED NOTES. • DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK.
TION		
(survey info)-	4947m2	
IEN AREA - REA	575m2 189m2 208m2 <u>1258m2</u>	
S AREA	2230m2	
- 7 BA 8 BA		
		scale @A1 scale @A3 1 : 200 1:200 0 5m 1:100
		PRELIMINARY REV. DESCRIPTION ISSUED BY DATE PRELIMINARY ISSUE 05-03-2021 P2 PRELIMIPDATES 10-03-2021
		TONY MADDEN ARCHITECTS (07) 4927 9700 www.tmarchitects.com.au
		FITZROY COMMUNITY HOSPICE
		location: 38 AGNES STREET, ROCKHAMPTON
REGIONAL C	OUNCIL	Project: FITZROY COMMUNITY HOSPICE CONCEPT PROPOSAL
VED PLANS		
VED PLANS oved subject to associated with t No.: D/31-20		



IMPERVIOUS AREA CALCULATION

EXISTING TOTAL SITE AREA (survey info)-	4947m2
NEW CARPARK & BITUMEN AREA -	1398m2
NEW & EXISTING CONCRETE PATHS	213m2
NEW STONE PATHS	75m2
EXISTING & NEW BUILDING ROOF AREA	1726m2
TOTAL EXISTING & NEW IMPERVIOUS AREA	3412m2
TOTAL EXISTING IMPERVIOUS AREA	2230m2

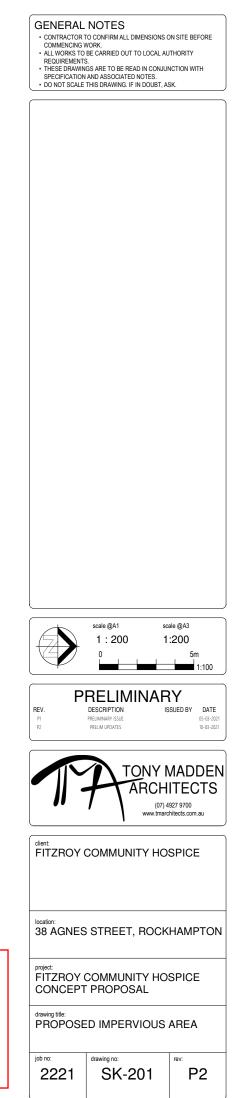
TOTAL ADDITIONAL IMPERVIOUS AREA 1182m2

CAR PARKING NUMBERS

EXISTING STREET PARKING - NEW STREET PARKING -	7 BAYS 1 ADDITIONAL BAY
NEW SITE PARKING BAYS -	24 BAYS
NEW PARKING UNDERCOVER -	3 BAYS

ROCKHAMPTON REGIONAL COUNCIL

These plans are approved subject to the current conditions of approval associated with **Development Permit No.: D/31-2021** Dated: 17 August 2021



APPROVED PLANS



TECHNICAL MEMORANDUM

Project No. 083-20-21

Date: 09-Jun-21

Luke Madden

Architect

To:

ROCKHAMPTON REGIONAL COUNCIL APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with **Development Permit No.:** D/31-2021 **Dated:** 17 August 2021

From: Lachlan McMurtrie Director McMurtrie Consulting Engineers lachaln@mcmengineers.com

FITZROY COMMUNITY HOSPICE - STORMWATER MANAGEMENT PLAN STATEMENT

INTRODUCTION

Tony Madden Architects

luke@tmarchitects.com.au

McMurtrie Consulting Engineers (MCE) has been engaged by Tony Madden Architects to prepare a Stormwater Management Plan Statement for the proposed Fitzroy Community Hospice situated at 38 Agnes Street, Rockhampton on Lot 2 on SP125014. The subject site is located within the Wandal and West Rockhampton Local Catchment and is not affected by local or riverine (Fitzroy River) flooding.



Figure 1 – Site Location (Source: Queensland Globe)

HYDROLOGIC ASSESSMENT

The hydrologic assessment flows are derived using the Rational Method and considered the following scenarios:

- Existing: The site in its current condition as shown in Attachment A.
- Developed: Proposed development, as shown in Attachment B.

Existing

The site has an area of 4,947m² with elevations ranging between 47.50m on the eastern boundary and 39.50m on the western boundary. Currently the site is occupied by buildings, carpark and pathways to a total impervious area of 2,230m². The rest of the area is covered in grass and a few scattered trees. The site stormwater runoff currently flows across the site from an east to westerly direction and discharges on to the stormwater easement that runs along the western boundary which is the Lawful Point of Discharge (LPOD). This stormwater easement then continues to run through the adjacent lot fronting Pennycuick Street (Lot 4 on RP618105) and ultimately discharges into Pennycuick Street (refer *Figure 1*). The site itself is its own catchment and is not influenced by external catchments. Rational Method has been adopted to calculate the pre-development and post-development discharge generated from the site.

Table 1 details the Rational Method parameters used for 1% AEP for the existing scenario. Refer *Attachment C* for detailed calculations.

Parameter	Existing Catchment
Area (ha)	0.49
Fraction Impervious (%)	45
Runoff Coefficient C ₁₀	0.74
Time of Concentration (min)	10
1% AEP Peak Flow Rate (m ³ /sec)	0.305

Table 1: Rational Method Parameters - Existing

Developed

The developed condition will consist number of buildings with increased areas for carpark and pathways, adding the total impervious area to 3,412m². The rest of the area will be landscaped. The stormwater runoff from the site will be directed to the stormwater easement located along the western boundary of the site.

Table 2 details the Rational Method parameters used for 1% AEP for the developed scenario. Refer *Attachment C* for detailed calculations.

Parameter	Developed Catchment
Area (ha)	0.49
Fraction Impervious (%)	70
Runoff Coefficient C ₁₀	0.81
Time of Concentration (min)	8
1% AEP Peak Flow Rate (m ³ /sec)	0.361

DETENTION

Initial sizing of the detention basin has been undertaken by a comparison of *Culp (1948), Boyd (1989), Carroll (1990)* and *Basha (1994)* equations to determine the order of magnitude of the storage required for the major storm. Boyd equation produced the largest detention volume for 1% AEP and then followed by Basha. Therefore conservatively adopting Boyd's equation, the proposed development would require approximately 36m³ of detention volume to ensure no worsening to downstream catchments and infrastructure. Refer *Attachment C* for calculations. It is proposed that the required detention volume will be provided by detaining the runoff captured in the carpark bounded by kerb. There is ample carpark area to provide the above detention volume. Kerb breaks will be provided in the carpark to throttle the runoff prior to discharging onto the drainage easement at pre-development discharge rate. Rock pads will be installed at kerb breaks to prevent any scouring. Details of the kerb breaks and rock pads will be provided at detailed design stage when runoff routing calculations are undertaken to optimise the detention basin size utilising a computer model. It is acknowledged that during a storm event, detained stormwater will not be evenly distributed across the proposed carpark area and that water will start to backup from the throat of the kerb breaks. Depth of detention within car park will be designed not to exceed 150mm.

QUALITY ASSESSMENT

The proposed development will result in an impervious area greater than 25 per cent of the net developable area and therefore will be required to satisfy the water quality benchmarks setout in State Planning Policy (2017).

During the construction phase of the development, disturbances to the existing ground have the potential to significantly increase sediment loads entering downstream drainage systems and watercourses. The operational phase of the development will potentially increase the amount of sediments and nutrients washing from the site.

The following section describes construction phase controls in compliance with Council guidelines.

Construction Phase

Key Pollutants

During the construction phase a number of key pollutants have been identified for this development. Table 3 illustrates the key pollutants that have been identified.

Pollutant	Sources
Litter	Paper, construction packaging, food packaging, cement bags, material off cuts.
Sediment	Exposed soils and stockpiles during earthworks and building works.
Hydrocarbons	Fuel and oil spills, leaks from construction equipment and temporary car park areas.

Table 3: Key Pollutants

Erosion and Sediment Control (ESC) devices employed on the site shall be designed and constructed in accordance with CMDG.

Pre Construction

- Stabilised site access/exit onto Agnes Street.
- Sediment fences to be located along the contour lines downstream of disturbed areas.
- Diversion drains to divert clean runoff around the construction site.
- Educate site personnel to the requirements of the Sediment and Erosion Control Plan.

Construction

• Maintain construction access/exit, sediment fencing, catch drains and all other existing controls as required.



• Progressively surface and revegetate finished areas as appropriate.

During construction, all areas of exposed soils allowing dust generation are to be suitably treated. Treatments will include mulching the soil and watering. Road access is to be regularly cleaned to prevent the transmission of soil on vehicle wheels and eliminate any build-up of typical road dirt and tyre dusts from delivery vehicles.

Adequate waste disposal facilities are to be provided and maintained on the site to cater for all waste materials such as litter hydrocarbons, toxic materials, acids or alkaline substances.

Operational Phase

Approximately 75 square metresof bioretention treatment area would be required to satisfy compliance with the State Planning Policy (SPP) water quality benchmarks considering the area of the contributing catchment. Modelling has not been used to demonstrate compliance, however a conservative estimate is the default bioretention treatment area required to comply with water quality objectives being 1.5 per cent of the contributing catchment (SPP). Note that use of this default area may result in a larger footprint than if modelling is undertaken. A detailed water quality assessment will be conducted during detailed design stage using the industry standard MUSIC software. It is proposed that the bioretention area can be incorporated in the garden bed located in the centre area of the carpark at the rear of the property.

CONCLUSION AND QUALIFICATIONS

This SMP statement has been prepared for the proposed Fitzroy Community Hospice. The development is subject to detailed design, and further supporting analysis may be required as part of future applications.

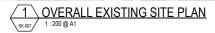
The above analysis indicates the proposed development will not result in adverse stormwater quantity runoff external to the site and the stormwater quality benchmark can be satisfied by introducing a treatment device such as a bio-retention basin.

Lachlan McMurtrie Director RPEQ 15243

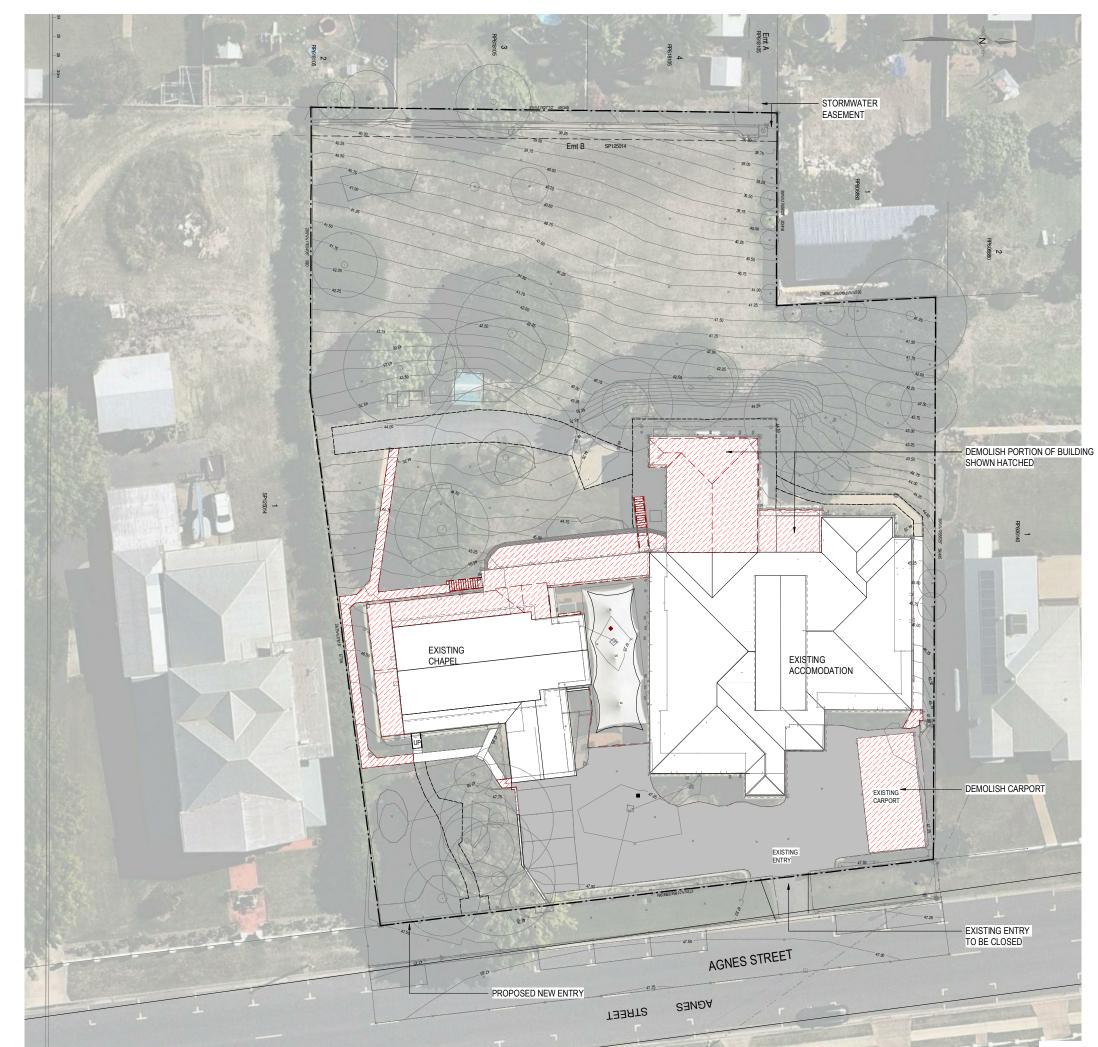
 \mathbf{N}

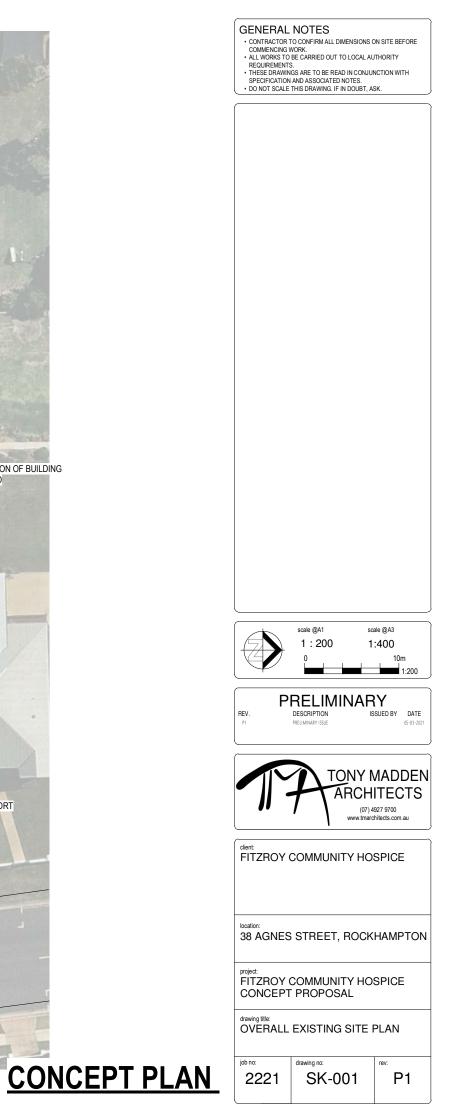
Attachment A: Existing Scenario

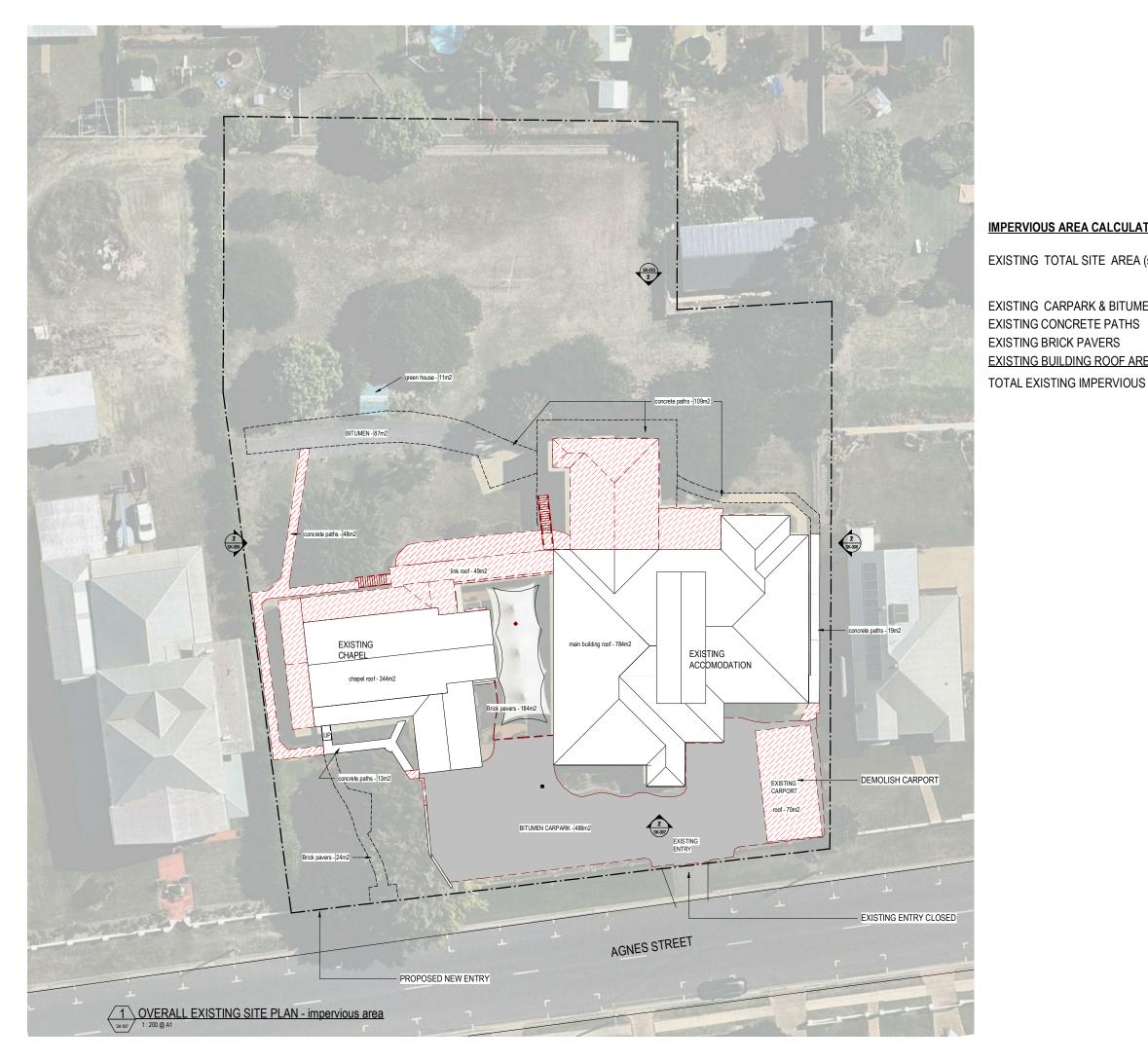












		GENERAL NOTES • CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE BEFORE • COMMENCING WORK. • ALL WORKS TO BE CARRIED OUT TO LOCAL AUTHORITY REQUIREMENTS. • THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ASSOCIATED NOTES. • DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK.
ATION		
(survey info)-	4947m2	
IEN AREA - REA S AREA	575m2 189m2 208m2 1258m2 2230m2	
		scale @A1 scale @A3 1 : 200 1:200 0 5m 1:100
		PRELIMINARY REV. DESCRIPTION ISSUED BY DATE PI PRELIMINARY ISSUE 05-03-2021
		Cient: FITZROY COMMUNITY HOSPICE
		Iccation: 38 AGNES STREET, ROCKHAMPTON
		FITZROY COMMUNITY HOSPICE CONCEPT PROPOSAL drawing title: EXISTING IMPERVIOUS AREAS
		job no: 2221 drawing no: SK-200 P1

 \mathbf{N}

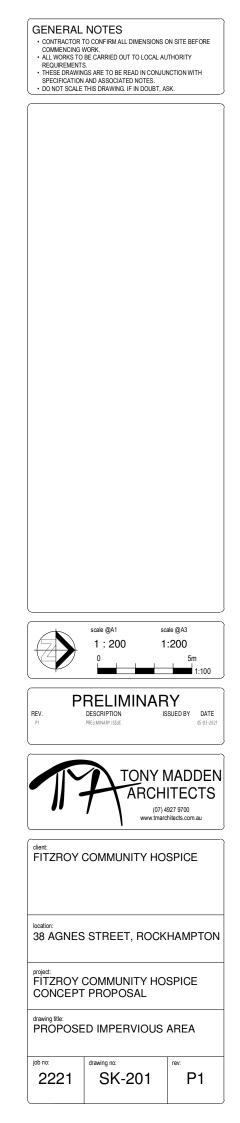
Attachment B: Developed Scenario



IMPERVIOUS AREA CALCULATION

EXISTING TOTAL SITE AREA (survey info)-	4947m2
NEW CARPARK & BITUMEN AREA -	1398m2
NEW & EXISTING CONCRETE PATHS	213m2
NEW STONE PATHS	75m2
EXISTING & NEW BUILDING ROOF AREA	1726m2
TOTAL EXISTING & NEW IMPERVIOUS AREA	3412m2
TOTAL EXISTING IMPERVIOUS AREA	<u>2230m2</u>

TOTAL ADDITIONAL IMPERVIOUS AREA 1182m2



 \mathbf{N}

Attachment C: Rational Method Calculations and Detention Basin Sizing



Stormwater Design Rational Method

Project No:	083-20-21
Project Descrption:	38 Agnes Street, Rockhampton
Design Details:	1% AEP - Pre Development

Coefficient of Discharge Section

Description Fractions Impervious	Symbol f _i	Unit	<i>Value</i> 0.450	Reference	Comments Carpark + Roof + Pathways	
1 hour ARI 10 rainfall intensity	^{1hr} i ₁₀	mm/hr	64.9	2016 IFD		
Frequency Factor	Fy		1.20	QUDM 2016, Table 4.5.2	1% AEP	
10yr Coefficient of Discharge	C 10		0.74	QUDM 2016, Table 4.5.3		
"y' yr Coefficient of Discharge	C _y		0.89	QUDM 2016, Equ 4.3		
y y coomoion o chomaige	- y		0.00	$=F_y \times C_{10}$		
Adopted Coefficient of Discharge is:	Cy		0.89	Where a coefficient of discharge calculated from Equation 4.3 for an urban catchment exceeds 1.00, it should be arbitrarily set to 1.0 in accordance with 'the recommendations of Australian Rainfall and Runoff (2016).		
Time of Sheet Flow						
Description	Symbol	Unit	Value	Reference	Comments	
Flow path Length	L	m	90	QUDM 2016, Table 4.6.4		
Breakdown of Horton's Surface Area			0/		Post Development	
Carpark & Roofs	<i>n</i> 0.018	<i>m</i> 2 2230	% 45%	0.008		
Bare Soil	0.0275	2200	0%	0.000	Carpark & Roofs	
Poorly Grassed	0.035		0%	0.000	Bare Soil	
Average Grass	0.045	2717	55%	0.025	Poorly Grassed	
Densely Grassed	0.060		0%	0.000		
					Average Grass	
Total		4947		0.033	Densely Grassed	
Horton's surface roughness factor	n		0.033		Refer above for breakdown of areas	
Slope of surface	S	%	9.0			
Overland sheet flow travel time	t	min	10.13	QUDM 2016, Equ 4.5 = $(107 n L^{0.333}) / S^{0.2}$	Friend's Equation (QUDM 2016, 4.5)	
Adopted Time of Concentration		min	10.00]		
Peak Flow Rate Calculation						
Description	Symbol	Unit	Value	Reference	Comments	
"y' yr Coefficient of Discharge	C _v	-	0.89	As above		
Catchment Area	Á	ha	0.4947			
Average rainfall intensity for a design	t_{y}	mm/hr	250	2016 IFD		
duration of 't' hours (calculated abvoe) and an ARI of 'y' years	,					
Peak Flow Rate for an ARI of 'y' years	Qy	m³/sec	0.305]		



Stormwater Design Rational Method

Project No:	083-20-21
Project Descrption:	38 Agnes Street, Rockhampton
Design Details:	1% AEP - Post Development

Coefficient of Discharge Section						
Description	Symbol	Unit	Value	Reference	Comments	
Fractions Impervious	f _i	0	0.700		Carpark + Roof +	Pathwavs
1 hour ARI 10 rainfall intensity	^{1hr} i ₁₀	mm/hr	64.9	2016 IFD		· ······
Frequency Factor	Fy		1.20	QUDM 2016, Table 4.5.2	1% AEP	
10yr Coefficient of Discharge	C 10		0.81	QUDM 2016, Table 4.5.3		
, ,				,		
"y' yr Coefficient of Discharge	Cy		0.97	QUDM 2016, Equ 4.3		
				$=F_y \times C_{10}$		
Adopted Coefficient of Discharge is:	Cy		0.97	Where a coefficient of discharge calculated from Equation 4.3 for an urban catchment exceeds 1.00, it should be arbitrarily set to 1.0 in accordance with 'the recommendations of Australian Rainfall and		
				Runoff (2016).	mmendations of A	ustralian Rainfall and
Time of Sheet Flow				Runon (2010).		
Description	Symbol	Unit	Value	Reference	Comments	
Flow path Length	L	m	90	QUDM 2016, Table 4.6.4		
Breakdown of Horton's Surface Area	as n	m2	%		Post Develo	pment
Carpark & Roofs	0.018	3412	69%	0.012		
Bare Soil	0.0275	0112	0%	0.000		Carpark & Roofs
Poorly Grassed	0.035		0%	0.000		Bare Soil
Average Grass	0.045	1535	31%	0.014		Poorly Grassed
Densely Grassed	0.060		0%	0.000		Average Grass
Total		4947		0.026		Densely Grassed
				0.020		
Horton's surface roughness factor	n		0.026		Refer above for	breakdown of areas
Slope of surface	S	%	9.0			
Overland sheet flow travel time	t	min	8.14	QUDM 2016, Equ 4.5	Friend's Equation	n (QUDM 2016, 4.5)
				$= (107 n L^{0.333}) / S^{0.2}$	-	
		_		7		
Adopted Time of Concentration		min	8.00			
Peak Flow Rate Calculation						
Description	Symbol	Unit	Value	Reference	Comments	
"y' yr Coefficient of Discharge	C _v	Onic	0.97	As above	Commenta	
Catchment Area	A	ha	0.4947			
Average rainfall intensity for a design	^t I _y	mm/hr	270	2016 IFD		
duration of 't' hours (calculated abvoe)	y					
and an ARI of 'y' years						
		۰.		=1		
Peak Flow Rate for an ARI of 'y' years	Qy	m³/sec	0.361			
				_		



Detention Basin Sizing Check (To limit the Peak

Peak Flow Rate Pre Development	Qo	0.305	m³/s	Previous Calculated
Peak Flow Rate Post Development	Qi	0.361	m³/s	Previously Calculated
Reduction Ratio	r	0.155125		(Qi-Qo)/Qi
Total Time of Concentration	tc	480	S	Previously Calculated
Inflow Volume	Vi	231.04	m ³	4tcQi/3
Initial Sizing (Culp 1948)	Vs	15.65311	m³	QUDM Eq 5.01
Initial Sizing (Boyd 1989)	Vs	35.84	m³	QUDM Eq 5.02
Initial Sizing (Carroll 1990)	Vs	16.91479	m³	QUDM Eq 5.03
Initial Sizing (Basha 1994)	Vs	25.74656	m³	QUDM Eq 5.04
Initial Sizing Volume	v	35.84	m³	Maximum of all methc