

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/65-2022

Dated: 27 September 2022

LOT 11 ON  
R26353

LOT 4 ON  
RP607201

LOT 3 ON  
RP607201

LOT 2 ON  
RP607201

LOT 1 ON  
RP607201

EXISTING SHED

EXISTING DWELLING

1.0m FROM BOUNDARY (MEASURED ON SITE)

15.091m

40.263m

40.263m

15.091m



WEST STREET

STANLEY STREET

0 1 2 3 4  
LAYOUT

1:200

SCALES m.

FULL  
SIZE A3

FOR APPROVAL

FOR COUNCIL INFORMATION

REV	REVISION DESCRIPTION	DATE
A	FOR APPROVAL - RFI RESPONSE	03/08/2022
B	FOR APPROVAL - ADDED DIMENSIONS	24/08/2022



ACN 121 309 171  
47 Normanby Street  
Yeppoon, Queensland 4703

Phone: 07 49112553  
Fax: 07 49383660  
Email: admin@dileigh.com.au

Drafted	AML
Designed	GJB
Checked	ACD
Approved	G J BROWN
RPEQ 7682	Sign
25.08.2022	

MARK GOFFAGE  
DEVELOPMENT APPLICATION FOR BUILDING WORKS  
116 STANLEY STREET, ALLENSTOWN

SITE PLAN

Dwg No.	D22.115-01
Revision	CIVIL
	B



1 September 2022

Chief Executive Officer  
Rockhampton Regional Council  
PO Box 1860  
Rockhampton QLD 4700.

**ROCKHAMPTON REGIONAL COUNCIL**

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**Dated: 27 September 2022**

Dear Sir,

**Flood Impact Statement in Support of  
Building Application (Shed) at 116 Stanley Street, Allenstown**

The subject land is located at 116 Stanley Street, Allenstown 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 1.5m (average) above natural surface level. An existing shed (the subject of this application) is located at the rear of the allotment as is constructed as slab on ground with a mezzanine level towards the southern or house end of the building approximately 1.5m above natural surface levels.

The allotment is defined as being in the Fitzroy River Flood Management Area (Allenstown) and South Rockhampton Local Creek Catchment, 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 Stanley 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 7.59m AHD at Stanley St and minimum surface level of 6.67m AHD towards the rear of the property. Information was obtained from a flood report provided by council on 8 June 2022.

**Proposed adjustments to Natural Surface Levels**

The development involves the construction of a shed to the rear of the allotment. In undertaking the development there will be minimal adjustments to Natural Surface Levels with a very small amount of cut and fill for the ground slab.

**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 map OM-8A-1 Allenstown indicates the subject allotment to be within a H2 – H4 hydraulic classification area depending on the location on site. Refer Attached overlay map and extract from Rockhampton Regional Council Planning Scheme On-line Mapping System.

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

The proposed shed will result in an extremely minor loss of storage capacity within the flood plain. At worst, the filling required to create a level ground slab will be in the order of 5m<sup>3</sup>-10m<sup>3</sup>. However, given the location near the edge of the flood area and the immense size of the flood plain to reach this location this loss of storage does not result in any measurable impact to flood heights or actionable nuisances to the surrounding properties.

As noted, the shed is located towards the higher portion of the catchment with very gentle slopes away from Stanley Street there should be no impact on the neighbouring properties with depth or velocity. The Flood Search Property Report indicates depths of between 7.57m AHD and 8.77m AHD in the 1% AEP Event which equates to a depth of approximately 1.0m to 1.5m at the shed site with the velocity at this point between 0.04m/s and 0.33 m/s. Refer attached flood depth maps. This represents a moderate hazard risk being classified at H3 ( $dv \leq 0.6$ ) in accordance with Table 6.10.3.3 3 Combined Hazard Curves – Vulnerability Threshold Classification Limits, as attached. Information for the above was obtained from a flood report provided by council on 8 June 2022.

We note that all electrical outlets to the shed will / have been located 500mm min above the 1% AEP level or are able to be isolated during flood events so as not to cause any issues.

### **Afflux**

Due to the very low velocity of the 1% AEP Event flows, afflux, if any will be localized around the shed only and not cause any notable disruptions to downstream flows. Afflux to the overall flood impact zone will be extremely negligible.

### **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 Stanley St travelling east then along a number of major roads to the west of the CBD allowing occupants to access either of the bridges crossing the Fitzroy River or higher ground in West Rockhampton / The Range.

### **Effective Warning Times**

The proposed development on this allotment will have no effect on 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 shed to the rear of the property will require a small amount of localized fill and will have little to 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 shed.

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

Regards,



**Glenn Brown**  
Engineering Director / RPEQ



Rear of Shed



Mezzanine Level Access

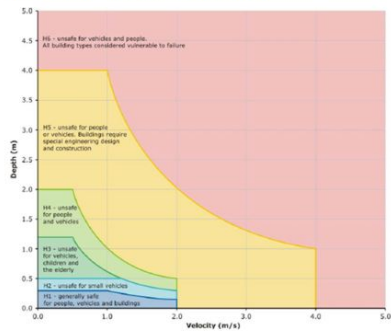


Access Stairs



Storage Under Mezzanine Level/Front Deck

Figure SC6.10.3.3.1 General flood hazard vulnerability curves



(Source: Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2016, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia)

Table SC6.10.3.3.2 Combined hazard curves - vulnerability thresholds

Hazard Vulnerability Classification	Description
H1	Generally safe for vehicles, people and buildings.
H2	Unsafe for small vehicles.
H3	Unsafe for vehicles children and the elderly.
H4	Unsafe for vehicles and people.
H5	Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.

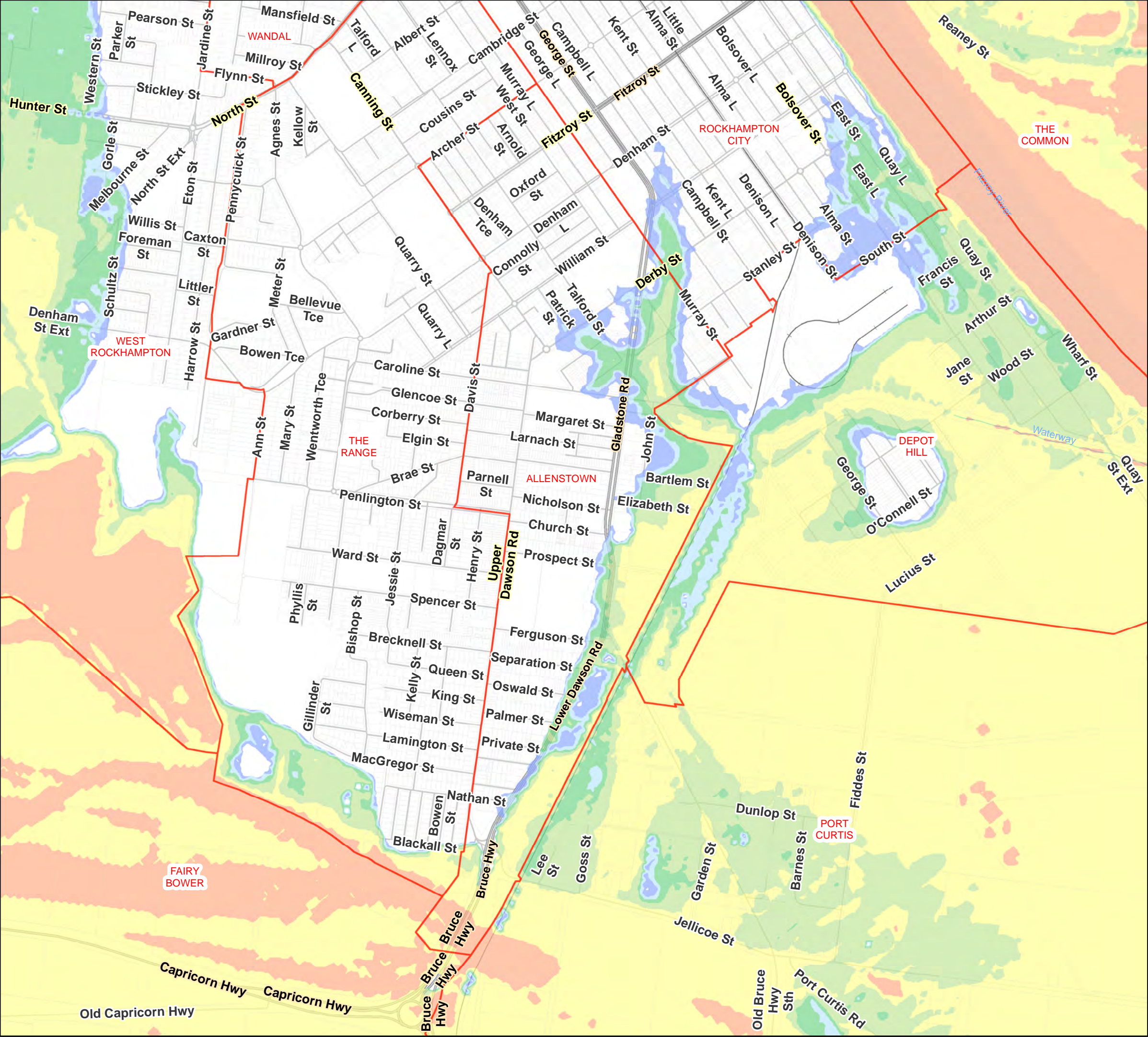
(Source: Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2016, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia)

Table 6.10.3.3.3 Combined hazard curves - vulnerability thresholds classification limits

Hazard Vulnerability Classification	Classification Limit (D and V in combination) (m/s)	Limiting Still Water Depth (D) (m)	Limiting Velocity (V) (m/s)
H1	$D^2V \leq 0.3$	0.3	2.0
H2	$D^2V \leq 0.6$	0.5	2.0
H3	$D^2V \leq 0.6$	1.2	2.0
H4	$D^2V \leq 1.0$	2.0	2.0
H5	$D^2V \leq 4.0$	4.0	4.0
H6	$D^2V > 4.0$	-	-

(Source: Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2016, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia)





**Legend**

Locality Boundaries

**Hazard Classification**

H1 (Low)

H2 (Medium)

H3 (High)

H4 (High)

H5 (Extreme)

H6 (Extreme)

North Rockhampton Flood Management Area

Source: Aecom 2014 Fitzroy River Flood Study, 2014.  
Note: For further flood mapping information please refer to the Floodplain Investigation Overlay Maps (OM-8B) or Creek Catchment Flood Overlay Maps (OM-8C). The Flood Hazard layer has been smoothed for visual purposes. A detailed flood search can be obtained through Council. The North Rockhampton Flood Management Area is designed up to and including 1% annual exceedance probability riverine flood where a residual risk may exist.

Planning Scheme provisions (overlay code) associated with an overlay map only apply to that part of the land which is affected by the overlay.

Approx Scale @A3

1:15,000

0225450900

Metres

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Map OM-8A-1

ALLENSTOWN

Rockhampton Regional Council

Planning Scheme

Fitzroy River Flood

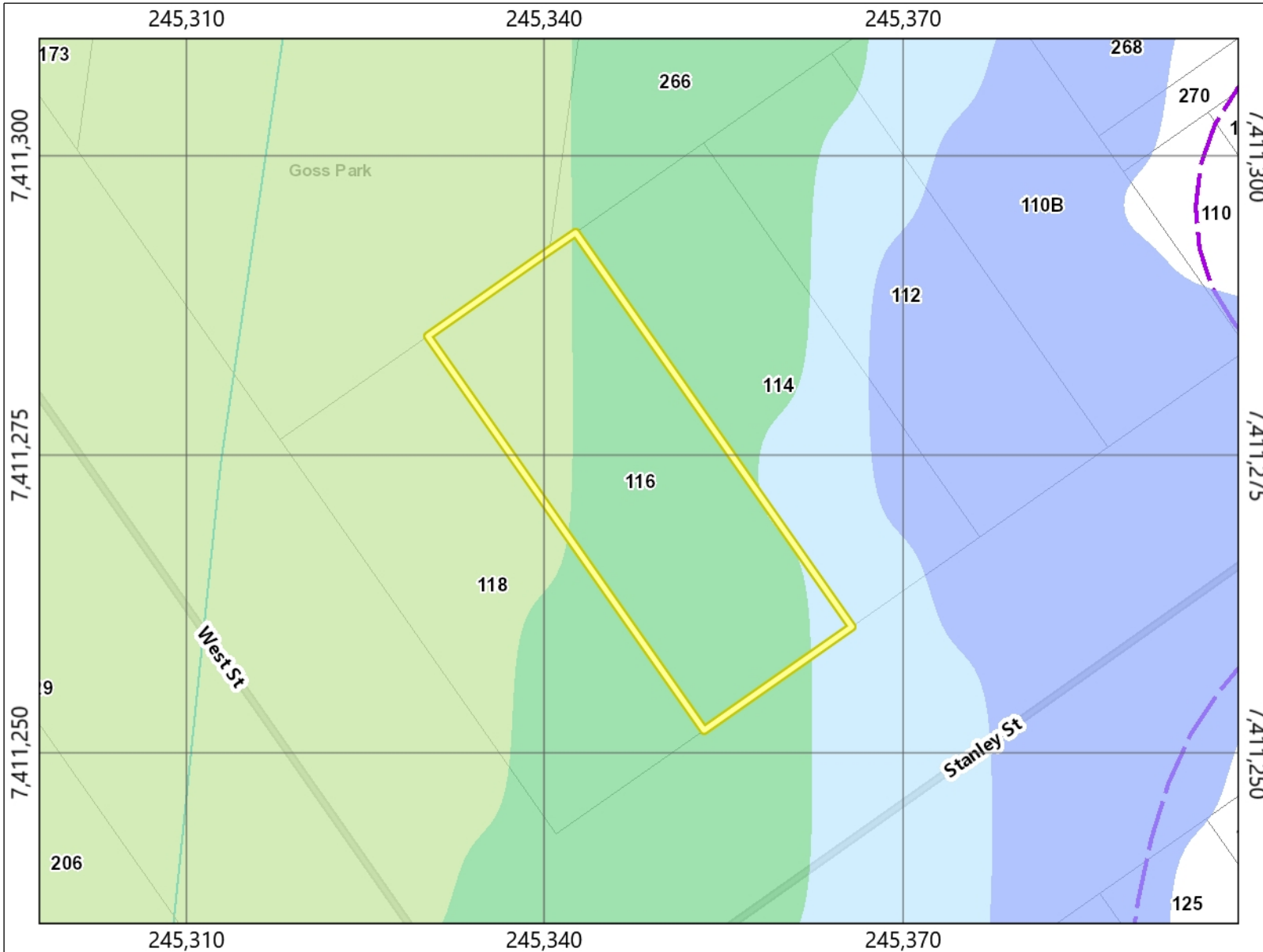
Overlay Map

Feb 2018



**Legend**

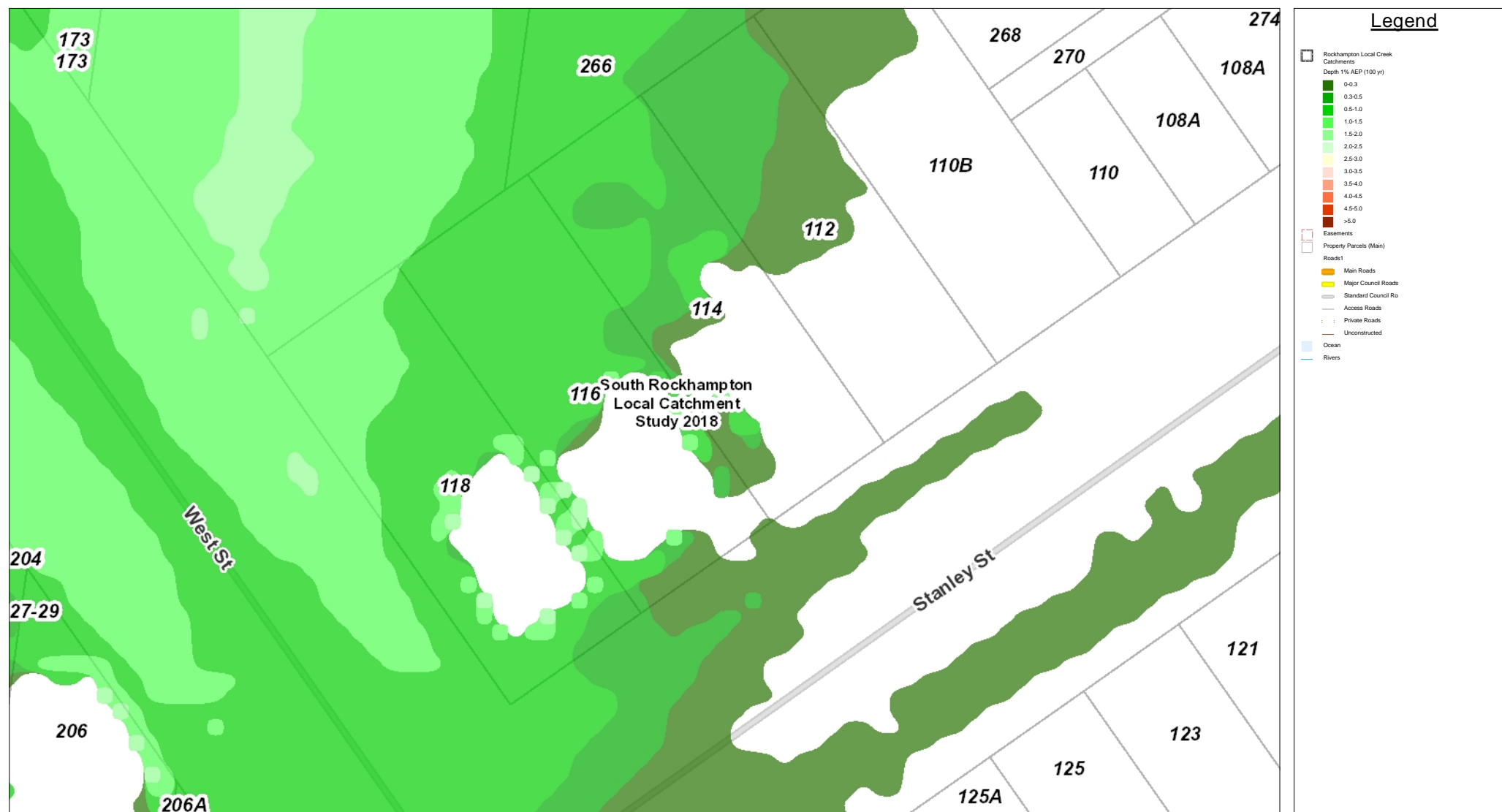
- Development Information
- RRC Mask
- RRC Mask
- Fitzroy River Flood
  - H1 (Low)
  - H2 (Medium)
  - H3 (High)
  - H4 (High)
  - H5 (Extreme)
  - H6 (Extreme)
- Floodplain Investigation Area
- Fitzroy River Defined Flood Event
- Planning Area 1
- Planning Area 2
- Roads1
  - Main roads
  - Major council roads
  - Standard council roads
  - Access roads
  - Private roads
- Easements
- Property Parcels
- Ocean
- Rivers
- DCDB Parks
- CQ LGA Boundaries





A4 Page scale at 1: 524.67

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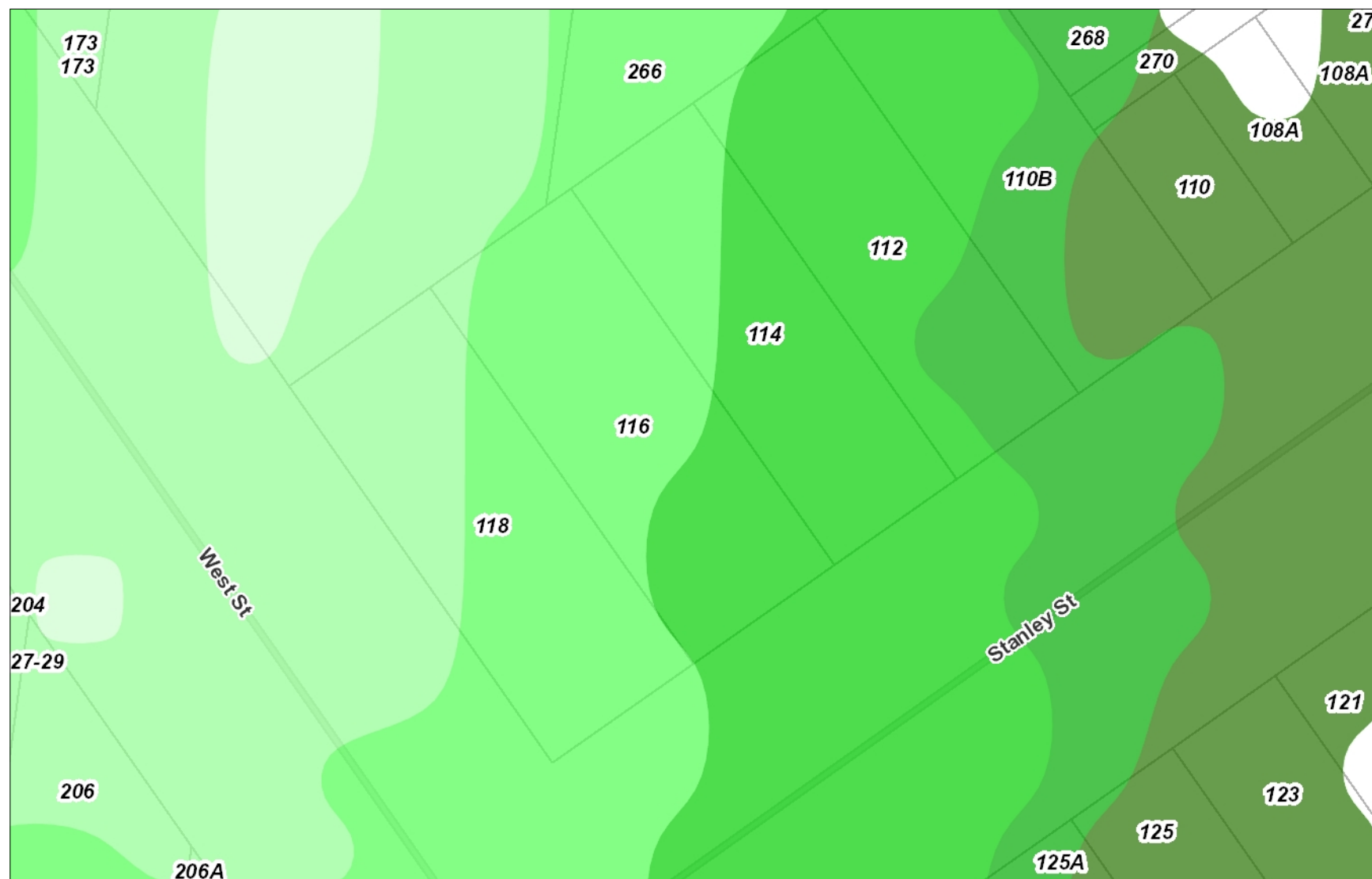
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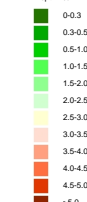
A4 Page scale at 1: 524.67

Printed from GeoCortex on 01/09/2022



### Legend

Depth 1% AEP (100 yr)



Essements  
Property Parcels (Main)

Roads1

Main Roads

Major Council Roads

Standard Council Ro

Access Roads

Private Roads

Unconstructed

Ocean

Rivers

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Lysaght Building  
Solutions Pty Ltd  
trading as RANBUILD

### CLADDING

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

### ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	CSI Rollmasta, R.D, Manual "A", 2925 high x 2700 wide Clear Opening C/B
1	RB-12	Premium Access Door Kit. C/B (D).
1	RD2	CSI Rollmasta, R.D, Manual "A", 2925 high x 2544 wide Clear Opening C/B
1	KWN1	790h x 1274w Window Kit. CYCLONIC C/B (D)

ARCHITECTURAL DRAWING ONLY  
NOT FOR CONSTRUCTION USE

### WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN
2	C	3

CLIENT  
**Mark Goffage**

SITE  
**285 Berserker Street  
NORTH ROCKHAMPTON QLD 4701**

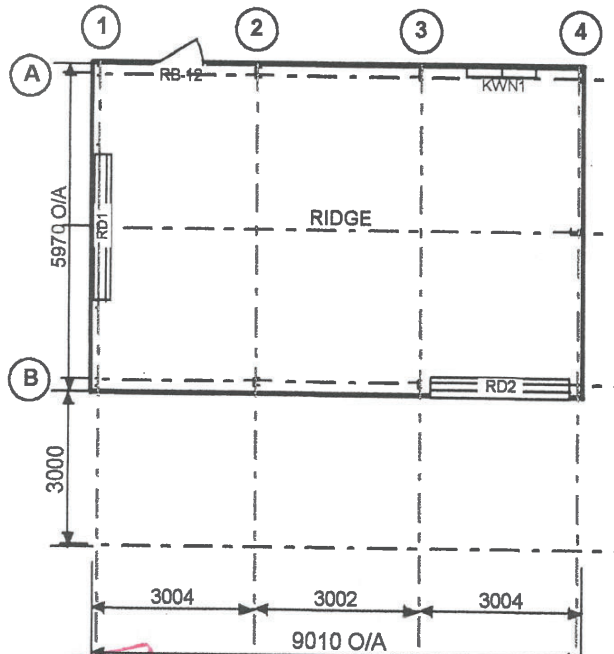
BUILDING  
**SUNDOWN DELUXE  
5970 SPAN x 4000 EAVE x 9010 LONG  
PLUS 3000 AWNING**

TITLE  
**GENERAL ARRANGEMENT**

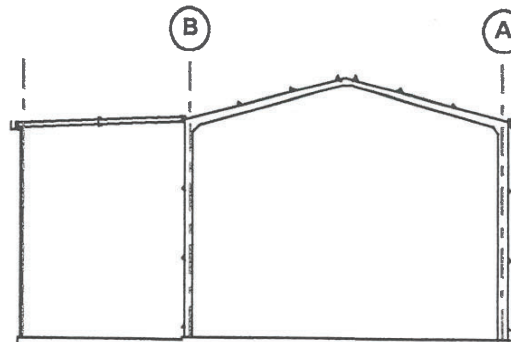
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A4 SHEET 1:125

DRAWING NUMBER  
**ROCKH3 55008**

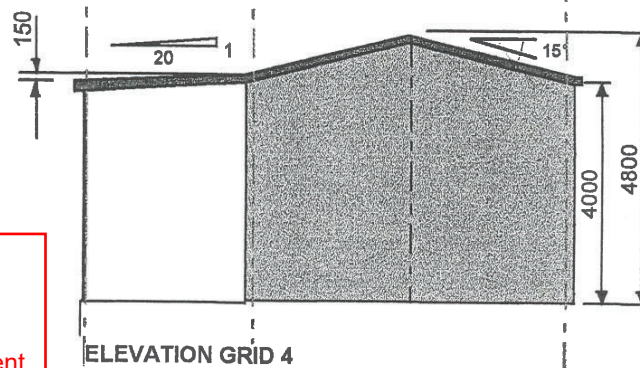
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FRAME ROOF PLAN



SECTION GRID 2, 3



ELEVATION GRID 4

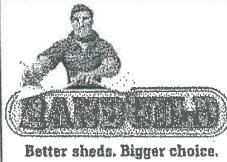
ELEVATION GRID B APPROVED PLANS

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**Dated: 27 September 2022**

Approved against the Building Act 1975 and (please refer to the Decision Notice for Conditions)

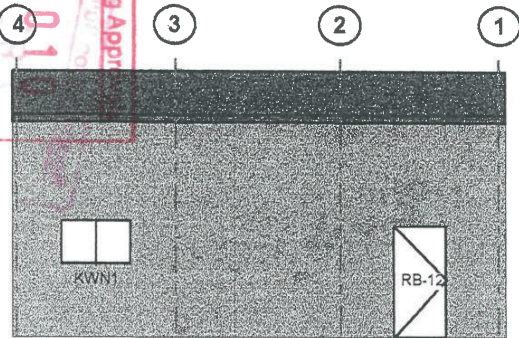
Rockhampton Regional Council  
2020

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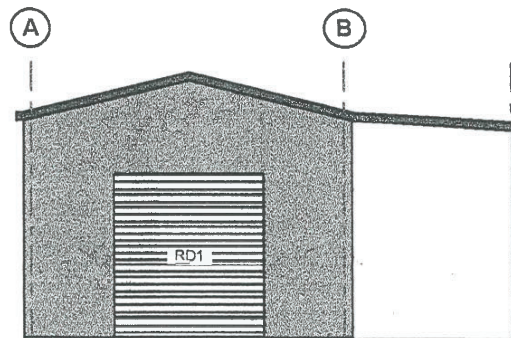


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Approved against the Building Act 1975 and IPA  
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786 / 201  
Rockhampton Building Approvals



ELEVATION GRID A



ELEVATION GRID 1

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

### ROCKHAMPTON REGIONAL COUNCIL

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SCALE  
A4 SHEET 1:125

DRAWING NUMBER  
**ROCKH3-5598**

PAGE  
**2/2**