

**ROCKHAMPTON REGIONAL COUNCIL**

**AMENDED PLANS APPROVED**

2 March 2022

DATE

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

Development Permit No.: D/315-2004

Dated: 18 August 2004

**Rockhampton City Council**

**Integrated Planning Act 1997**

**PROVISIONALLY APPROVED PLAN**

**CONCEPT SKETCH FOR "HERITAGE HALL" ON "THE FLAT", CREEK STREET, ROCKHAMPTON NORTH**

For Development Application No. D315/04

This plan or specification accompanies the Decision Notice of the above-mentioned Development Application that was approved on

16.08.04

This approval is provisional only and may change through a Negotiated Development Appeals process. This plan must not be used for private certification or development purposes. A final plan will be issued at the end of the 22 day period.

Authorised Signature

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197-211 Kent Street, Rockhampton  
Ph (07) 49223760 Fax (07) 49228381

ROCKHAMPTON REGIONAL COUNCIL

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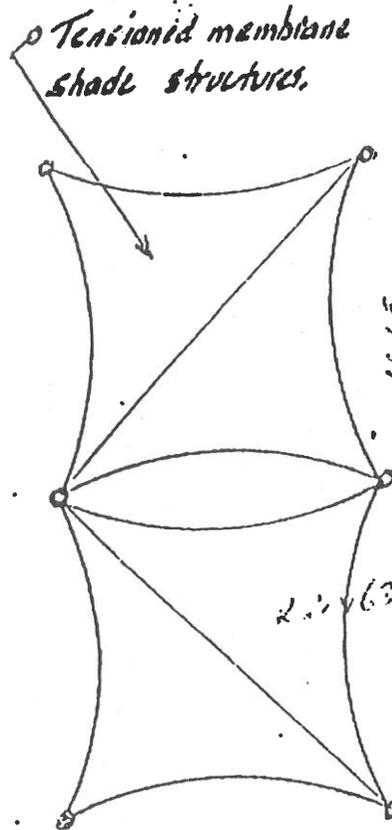
Development Permit No.: D/315-2004

Dated: 18 August 2004

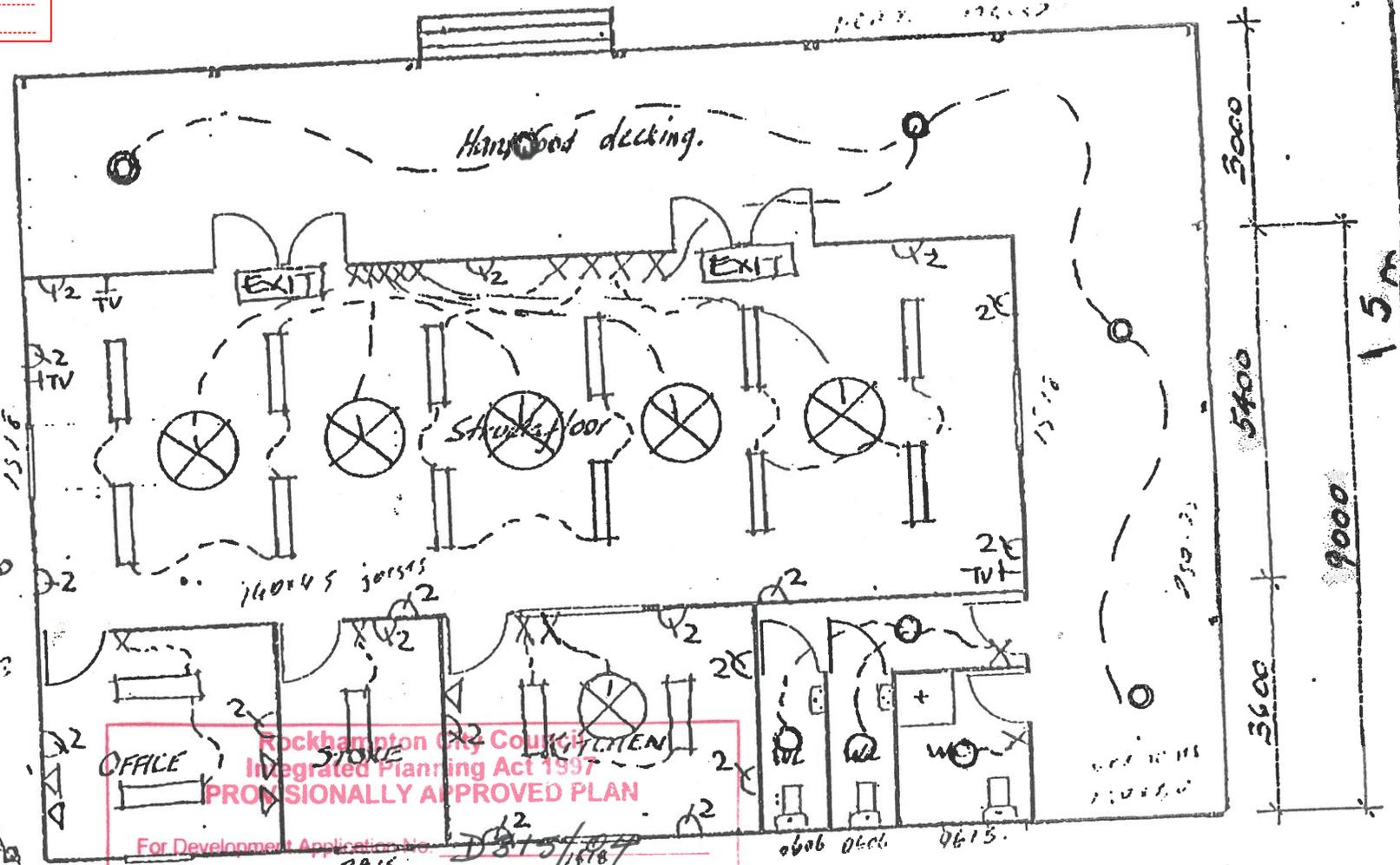
49 36 56

SOUTH SEA

18 APRIL  
COMMUNITY  
PROJECT



Tensioned membrane shade structures.



Rockhampton City Council  
Integrated Planning Act 1997  
**PROVISIONALLY APPROVED PLAN**

For Development Application No. D/315/04  
1815 0915 2100 5000  
3600 16 08 04 15000

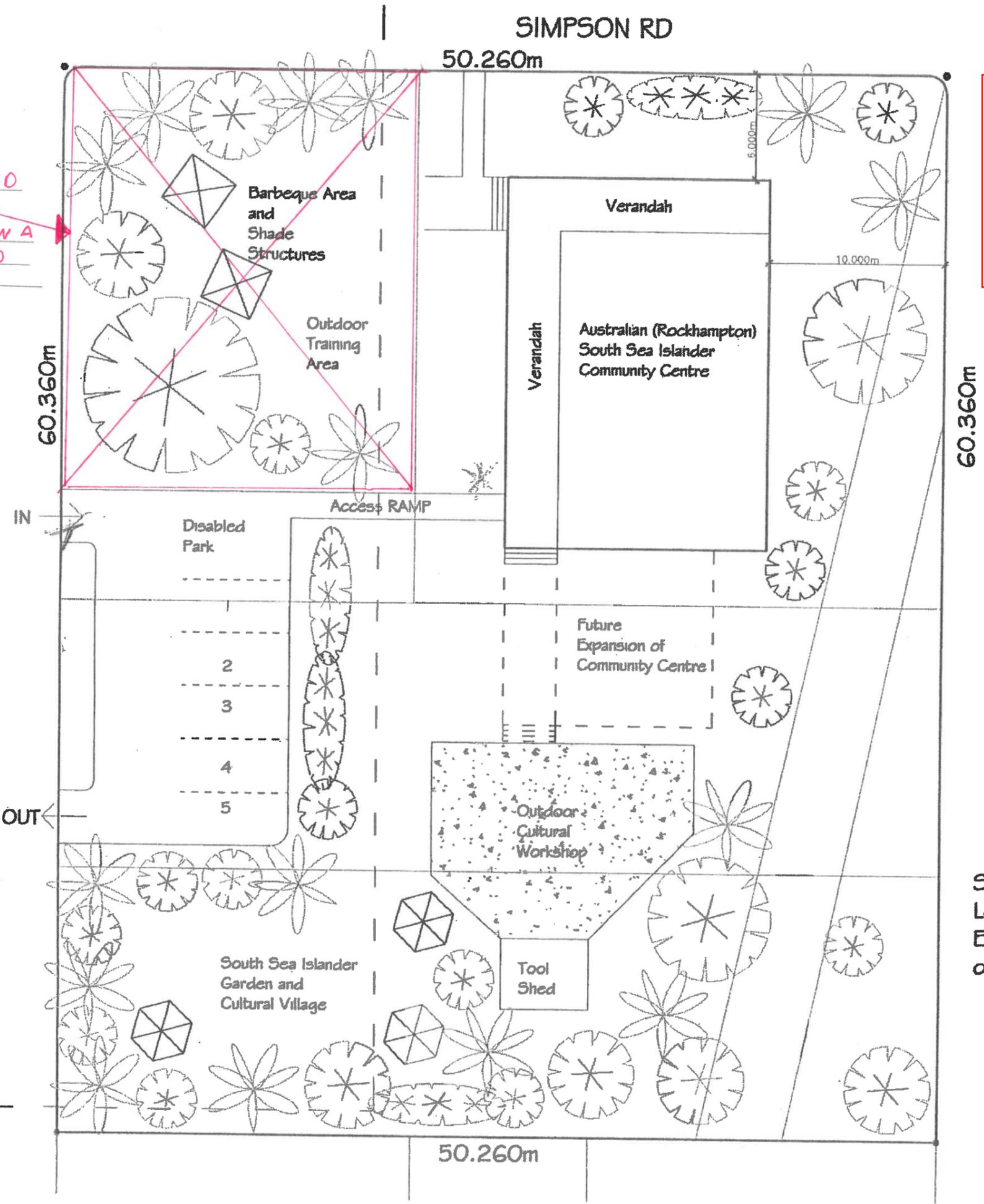
This approval is provisional only and may change through a Negotiated Decision or an appeals process. This plan must not be used for any other certification or development purposes. A final plan will be required at the expiration of the appeal period.

18/03/04  
Authorized Signature

Plan No. D315/2004/2 dated 18 March 2004

- mean. lights
- ▭ 2x 36W Fluoro lights
- ⊗ fans
- ⊕ Double power point
- TV TV Outlet
- △ Phone Data Outlet

REFER TO APPROVED  
SITE PLAN'  
PREPARED BY PLAN A  
BUILDING DATED  
6-11-2021



**ROCKHAMPTON REGIONAL COUNCIL**  
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**2 March 2022**  
**DATE**  
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**Development Permit No.: D/315-2004**  
**Dated: 18 August 2004**

Notes:

ISSUE	AMENDMENT	DATE

CREEK ST

FORD ST

FAM Branch, C&ESD  
Department of Families  
GPO Box 806, Brisbane Q 400  
Ph: 3224 2987 Fax: 3225 1735

**Rockhampton City Council**  
**Integrated Planning Act 1997**  
**PROVISIONALLY APPROVED PLAN**

SITE: For Development Application No. D315/04  
Lots 1, 2, 3, & 4 and Eavesments A, B, & C on RP603400

**Project:** AUSTRALIAN (Rockh') SOUTH SEA ISLANDER COMMUNITY/CULTURAL CENTRE  
Creek St/Simpson Rd/Ford St  
Rockhampton

This approval is provisional only. This plan or specification accompanies the Decision or an appeals process. It is not to be used for site certification or development purposes until a final plan value is issued at the expiration of the appeal period.

Date: JUNE 03	Scale: 1:250	Issue: A
Title: SITE		Checked By: CP
Drawing No: SITE LAYOUT		

**ROCKHAMPTON REGIONAL COUNCIL**

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**2 March 2022**

**DATE**

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**Development Permit No.: D/315-2004**

**Dated: 18 August 2004**



**TRAFFIC REPORT  
FOR  
ROCKHAMPTON SOUTH SEA ISLANDER  
ASSOCIATION**

**PROPOSED COMMUNITY CENTRE  
Creek Street  
North Rockhampton**

Prepared by:  
**Graham Scott & Associates Pty Ltd**  
2 Victoria Parade  
PO Box 1580  
Rockhampton Q 4701  
Tel 07 49310777 Fax 07 49214866  
ACN 058 059 779

**January 2004**  
030036

**Rockhampton City Council  
Integrated Planning Act 1997  
PROVISIONALLY APPROVED PLAN**

For Development Application No. D315/04

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16/8/04  
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Authorised Signature

**Graham Scott & Associates Pty Ltd**

ACN 058 059 779

2 Victoria Parade, PO Box 1580 Rockhampton 4700

Telephone (07) 4931 0777 Facsimile (07) 4921 4866

Email: mailbox@grahamscott.com.au

ACN 058 059 779

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Document Status					
Rev No.	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
1	L Hall	B. Carseldine	B. CARSELDINE	<i>[Signature]</i>	6/2/04

**TRAFFIC REPORT  
FOR  
ROCKHAMPTON SOUTH SEA ISLANDER  
ASSOCIATION**

**TABLE OF CONTENTS**

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2.0</b>	<b>OBSERVATION AND COMMENTS</b>	<b>1</b>
<b>3.0</b>	<b>CONCLUSION</b>	<b>2</b>

**APPENDICES**

<b>A</b>	<b>TRAFFIC COUNT</b>
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## 1.0 INTRODUCTION

This report was prepared to satisfy the Information Request for the Material Change of Use, for the construction of the proposed community centre at Creek Street, as required by Rockhampton City Council.

## 2.0 OBSERVATION AND DISCUSSION

The following items have been investigated:

- Expected number of vehicles visiting the proposed community centre,
- Daily volume of traffic along Creek Street,
- Expected peak times of vehicles visiting the proposed community centre,
- Impact of vehicles visiting the proposed centre.

The proposed community centre is intended to be located on the northern corner of Creek Street where Creek Street intersects with the unformed extension of Simpson Street. The only sealed access to Creek Street presently, is at the southern end via Leamington Street. The proposed community centre is designed to cater for small meetings two or three times a week with between 20-25 people in attendance with larger annual meetings attracting up to 50 people.

Trip generation to and from the proposed meeting place has been considered in accordance with the Department of Main Roads Publication "Road Planning and Design Manual – Chapter 2 Appendix A2". Using this manual, comparisons were made between this development and trip generation rates for a child care centre. These comparisons were made because of the lack of any case which closely resembles a community hall or similar meeting facility. From these comparisons we believe the following assumptions are reasonable.

Using the rate of 2 persons/vehicle, traffic generated by the proposed community centre during a meeting would be 12 vehicles, which calculates to 24 vehicle movements per meeting. The peak times for these vehicle movements would be in the evenings after working hours. These meetings would take place 2 to 3 times a week. Using the same occupancy rate of 2 persons/vehicle, any annual event that would attract up to 50 people would generate up to 25 vehicles, which calculates to 50 vehicle movements from the development. These peak vehicle movements would most likely be on weekends.

Creek Street currently has 10 houses which generate minimal traffic as Creek Street is not a through road. This is due to Simpson Street not being formed past Ford Street, so the only traffic that is being generated in Creek Street is from these local residents, (apart from vehicles which may "shortcut" through from Simpson Street). The unformed section of Simpson Street is still accessible (as an unofficial route) to residents of Creek Street and is used by some traffic coming from Simpson Street to Creek Street.

In January 2004 a traffic count was conducted from the hours of 7:00am to 9:00am and 3:00pm to 6:30pm. We believe that these times would coincide with peak traffic movements in Creek Street. These counts are attached as Appendix A. The results show that between peak times of 7:00am to 9:00am there were 12 traffic movements to and from Creek Street, which equates to approximately 4vph. Between 3:00pm and 6:30pm the results of the traffic count show that there were 21 vehicle movements to and from Creek Street, this equates to 6vph. These movements include traffic coming from both ends of Creek Street. The Leamington Creek Street intersection as well as the 'unofficial unformed' Simpson Street intersection at the northern end.

From the data collected during the traffic count it is clear that the existing traffic in Creek Street is very minimal. The only trips generated to and from the street are from the existing residences. The peak times of these trips are early in the morning and later in the afternoon due to people leaving and arriving home from work. The trips generated from the proposed meeting place are in the order of double the existing traffic movements in Creek Street, although these traffic movements will not coincide with the usual peak periods, nor adversely affect the current traffic in Creek Street as the current traffic movements are very low. Creek Street, as constructed, as an access street, currently has a potential capacity of 60 vph.

### **3.0 CONCLUSION**

As a result of this traffic study for the proposed community centre the following is a summary of our conclusions:

The expected number of vehicle movements generated by the community centre for weekly meetings is 24. These meetings would take place 2 or 3 times a week.

During the peak traffic times, the existing number of vehicle movements in Creek Street is 12 for the morning peak and 21 for the afternoon peak.

The peak times for traffic entering and leaving the proposed community centre are outside work hours and in the case of larger meetings on weekends.

The proposed community centre is expected to slightly increase the number of traffic movements in Creek Street but due to low existing traffic volumes generally have minimal impact on the surrounding area.

If you have any queries or for further information please contact Luke Hall of this office on 49 310777.

# APPENDIX A

Vehicles counted for 2 hours - Creek Street 030036

Date: 20/1/04

Time (AM)	From Leamington to Creek	From Creek to Leamington	Simpson to Creek	Creek to Simpson	Total
7:00 - 8:00	1	4	0	0	5
8:00 to 9:00	0	3	2	2	7
					12

Vehicles counted for 2 hours - Creek Street 030036

Date: 20/1/04

Time (PM)	From Leamington to Creek	From Creek to Leamington	Simpson to Creek	Creek to Simpson	Total
3:00 to 4:00	0	1	1	0	2
4:00 to 5:00	2	3	3	1	9
5:00 to 6:00	4	2	2	2	10
					21

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 2 March 2022  
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**Development Permit No.: D/315-2004**  
**Dated: 18 August 2004**

**DRAINAGE REPORT  
 FOR  
 ROCKHAMPTON SOUTH SEA  
 ISLANDER ASSOCIATION**

**PROPOSED COMMUNITY CENTRE  
 Creek Street  
 North Rockhampton**

Prepared by:  
**Graham Scott & Associates Pty Ltd**  
 2 Victoria Parade  
 PO Box 1580  
 Rockhampton Q 4701  
 Tel 07 49310777 Fax 07 49214866  
 ACN 058 059 779

**January 2004**  
 030036

**Rockhampton City Council  
 Integrated Planning Act 1997  
 PROVISIONALLY APPROVED PLAN**

For Development Application No. D315/04

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Authorised Signature



**Graham Scott & Associates Pty Ltd**

ACN 058 059 779

2 Victoria Parade, PO Box 1580 Rockhampton 4700

Telephone (07) 4931 0777 Facsimile (07) 4921 4866

Email: mailbox@grahamscott.com.au

ACN 058 059 779

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Document Status					
Rev No.	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
1	L. Hall	C.Jepson	G.Scott	<i>[Signature]</i>	6/2/04

**DRAINAGE REPORT  
FOR  
ROCKHAMPTON SOUTH SEA ISLANDER  
ASSOCIATION.**



**TABLE OF CONTENTS**

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2.0</b>	<b>EXISTING EASEMENTS</b>	<b>1</b>
<b>3.0</b>	<b>EXISTING SYSTEM</b>	<b>1</b>
<b>4.0</b>	<b>PROPOSED SYSTEM</b>	<b>2</b>
<b>5.0</b>	<b>SUMMARY</b>	<b>3</b>

**APPENDIXES**

<b>A</b>	<b>SURVEY PLAN</b>
<b>B</b>	<b>CONTOUR INFORMATION</b>
<b>C</b>	<b>CATCHMENT AND STORMWATER CALCULATIONS FOR EASEMENT</b>
<b>D</b>	<b>EXISTING CATCHMENT &amp; STORMWATER CALCULATIONS</b>
<b>E</b>	<b>PROPOSED CATCHMENT &amp; STORMWATER CALCULATIONS</b>

## 1.0 INTRODUCTION

This report was prepared to address the Information Request for the Material Change of Use, for the construction of a Community Centre in Creek Street, as required by Rockhampton City Council.

## 2.0 EXISTING EASEMENTS

The proposed community centre is to be located over four allotments that front onto Creek, Ford and Simpson Streets. Through these allotments runs an existing stormwater flowpath which is contained within a 5m wide drainage easement (refer Appendix A for the lot and easement boundaries). The catchment area for this flowpath extends north to the Robinson and west to Waterloo Street (refer Appendix C for the catchment plan). This drainage flowpath currently discharges into the downstream neighbouring allotments which are not covered by any easements. The flowpath flows through the neighbouring allotments until it crosses Creek Street via an existing 600mm diameter RCP. The roadway forms a weir that overtops during a major storm event to a depth RL 17.029. (refer Appendix C for the stormwater flow calculations).

Stormwater calculations for this flowpath have been calculated at a number of cross-sections along the easement. Based on these calculations the minimum finished floor level for this development is RL 18.000. This minimum finished floor level has a 500mm freeboard over the highest calculated water level of the cross-sections. (Refer Appendix C for calculations and cross sections.)

## 3.0 EXISTING SYSTEM

The conversion of the existing allotments (Lots 1, 2, 3 & 4 on RP607839) into the proposed community centre will include the construction of a community centre, workshop and a 6 vehicle carpark. The existing allotments are currently divided into two separate catchments. Catchment A currently discharges into the neighbouring allotment through a natural flowpath towards the south-western corner of the property, until it discharges into Creek Street. Catchment B currently discharges into the existing drainage easements.

Existing Catchment	Q5 (l/sec)	Q100 (l/sec)
Discharge from the site towards Creek Street	84	141
Discharge from the site into the drainage easements	52	87
Total Discharge through the drainage easement		4426

The calculations of the flowrates for the existing catchments are attached as Appendix D.

#### 4.0 PROPOSED SYSTEM

The objective of this report is to demonstrate that the proposed stormwater management of rainfall events up to a 100 year ARI event ensure that the proposed development will result in no worsening of immunity to surrounding dwellings or infrastructure.

The proposed minor drainage system (10 year ARI event) has been split into two catchments, A and B. All proposed landscaped areas in both catchments are to be profiled to fall to either Creek Street or the existing drainage easements. The stormwater from the proposed car parking area will be collected and piped to Creek Street kerb & channel. The roofwater from the proposed community centre will be piped to the existing drainage easements. Similarly stormwater from the concrete Outdoor Cultural workshop will be piped to the existing drainage easements. During a major storm event the stormwater from catchment A will discharge into the Creek Street roadway and the stormwater from catchment B will discharge into the existing drainage easements.

The extra piped stormwater flow from the proposed development into the existing drainage easements is considered to be negligible compared to the flow in the easement from the wider catchment area.

By piping the concentrated minor stormwater flows and discharging to the sites legal points of discharge being Creek Street kerb & channel and the existing drainage easements, the surface flows from this allotment into the neighbouring allotments have been reduced, thus increasing the immunity for the surrounding properties.

The Calculations of flow rates from proposed catchments are attached as Appendix E.

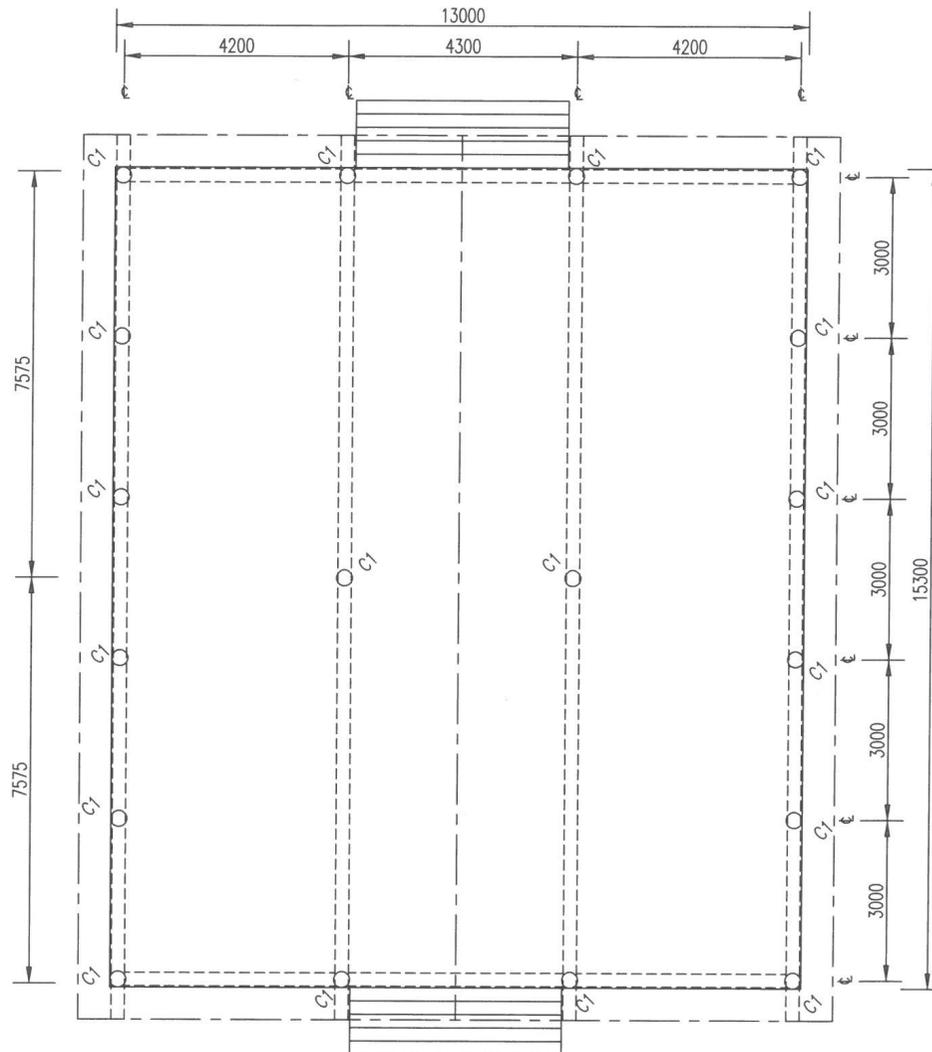
Proposed Catchment	Q5 (l/sec)	Q100 (l/sec)
Overland flow to Creek St (A)	53	83
Piped discharge to Creek Street (A)	13	21
Overland discharge towards easements (B)	34	53
Roof water discharge to easements (B)	25	40
Discharge through easement from wider catchment		4426

#### 4.0 SUMMARY

The proposed drainage system for the community centre has been designed to ensure that the stormwater immunity of the surrounding properties is not reduced.

This drainage report has been based on the preliminary design information supplied for the material change of use application. The final stormwater design strategy and the actual flows from the development may vary from this preliminary design.

In accordance with the Queensland Urban Drainage Manual, we believe that we have demonstrated that the proposed stormwater system will not diminish the stormwater immunity of the surrounding allotments.



FLOOR PLAN

LEGEND:  
C1 .... 300' timber column from footings to carry roof

*DK Haughton*

**ROCKHAMPTON REGIONAL COUNCIL**

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**2 March 2022**

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Dated: **18 August 2004**

**PLANO**  
**BUILDING**  
BUILDING DESIGN SERVICE  
Des Haughton, A.D.C.E., M.BDAQ, M.QMBA Phone (07) 49264003  
ABN 31 412 306 218 Mobile 0407760733  
95 Burnett Street, North Rockhampton 4701  
Email: plan@bigpond.net.au  
QBCC. Lic. No. 57924

PROJECT	SOUTH SEA ISLANDER COMMUNITY ASSOCIATION INCORPORATED MENS SHED	SCALE:	1 : 100	JOB No:	21.79
SITE ADDRESS	70-72 SIMPSON STREET, BERSERKER. QLD. 4701				
CLIENT	ROCKHAMPTON SOUTH SEA ISLANDER COMM ASSOC INCOWNER				
CLIENT ADDRESS	70-72 SIMPSON STREET, BERSERKER. QLD. 4701	OWNERS ADDRESS	6-11-2021	SHEET	1 OF 4



building designers  
association of  
queensland

**ROCKHAMPTON REGIONAL COUNCIL**

**AMENDED PLANS APPROVED**

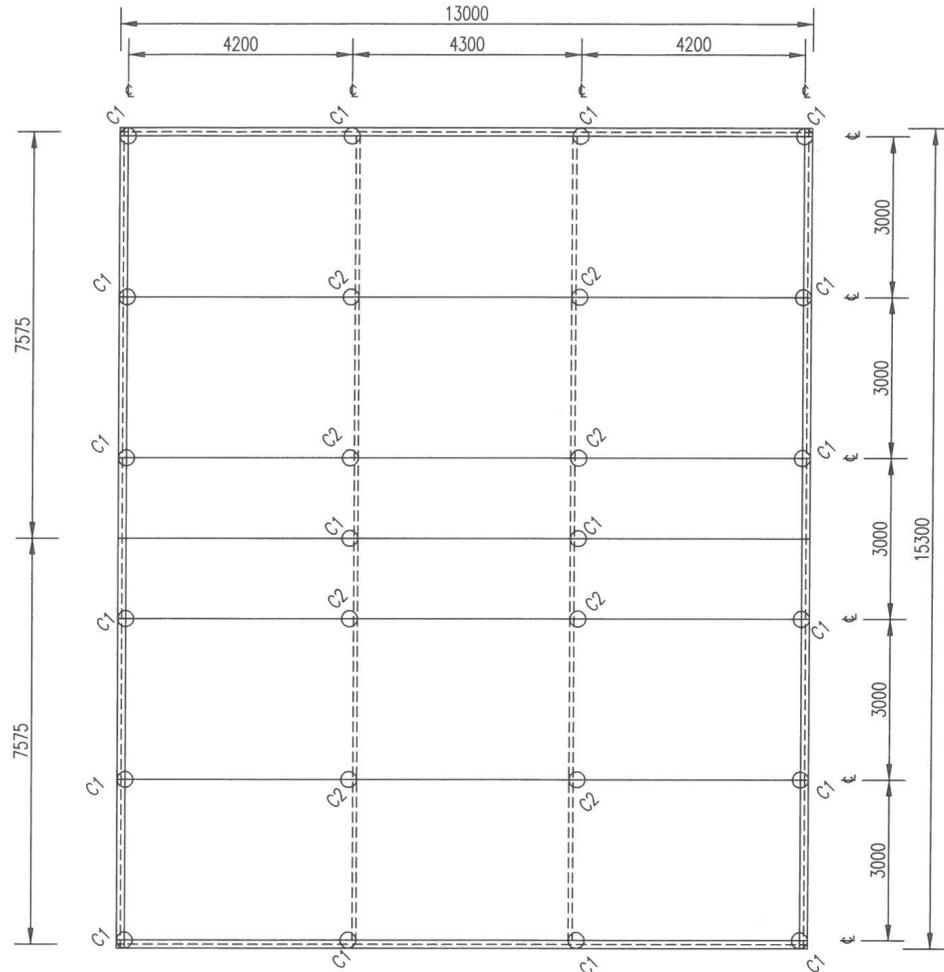
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SUB-FLOOR PLAN

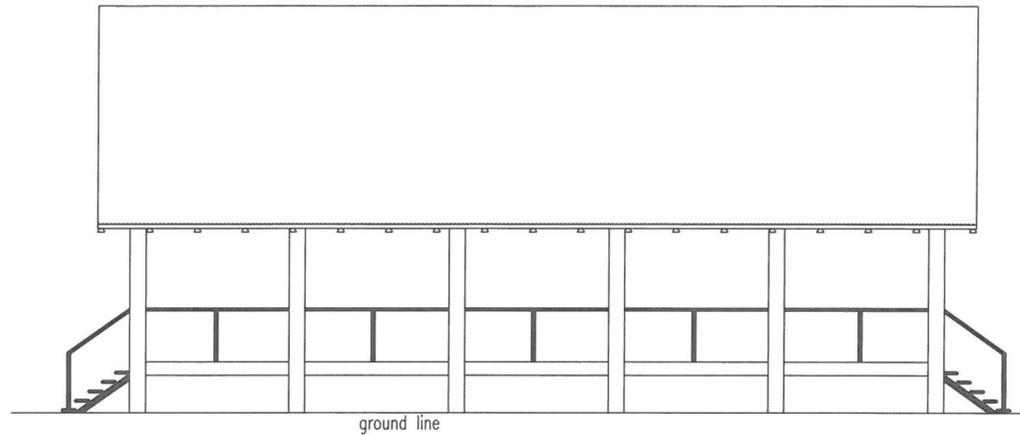
LEGEND:  
C1 .... 300' timber column through to carry roof  
C2 .... 300' timber column to floor height only



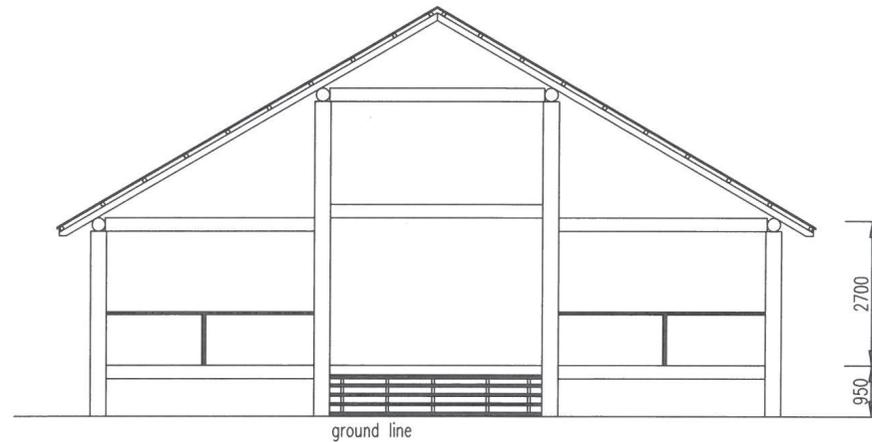
*Handwritten signature: A.H. Houghton*

**PLAN a BUILDING**  
BUILDING DESIGN SERVICE  
Des Houghton, A.D.C.E., M.BDAQ, M.QMBA Phone (07) 49264003  
ABN 31 412 306 218 Mobile 0407760733  
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CLIENT ADDRESS	70-72 SIMPSON STREET, BERSERKER. QLD. 4701	OWNERS ADDRESS	6-11-2021	SHEET	2 OF 4



ELEVATION B



ELEVATION A

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**BUILDING DESIGN SERVICE**

Des Houghton, A.D.C.E., M.BDAQ, M.QMBA Phone (07) 49264003  
ABN 31 412 306 218 Mobile 0407760733

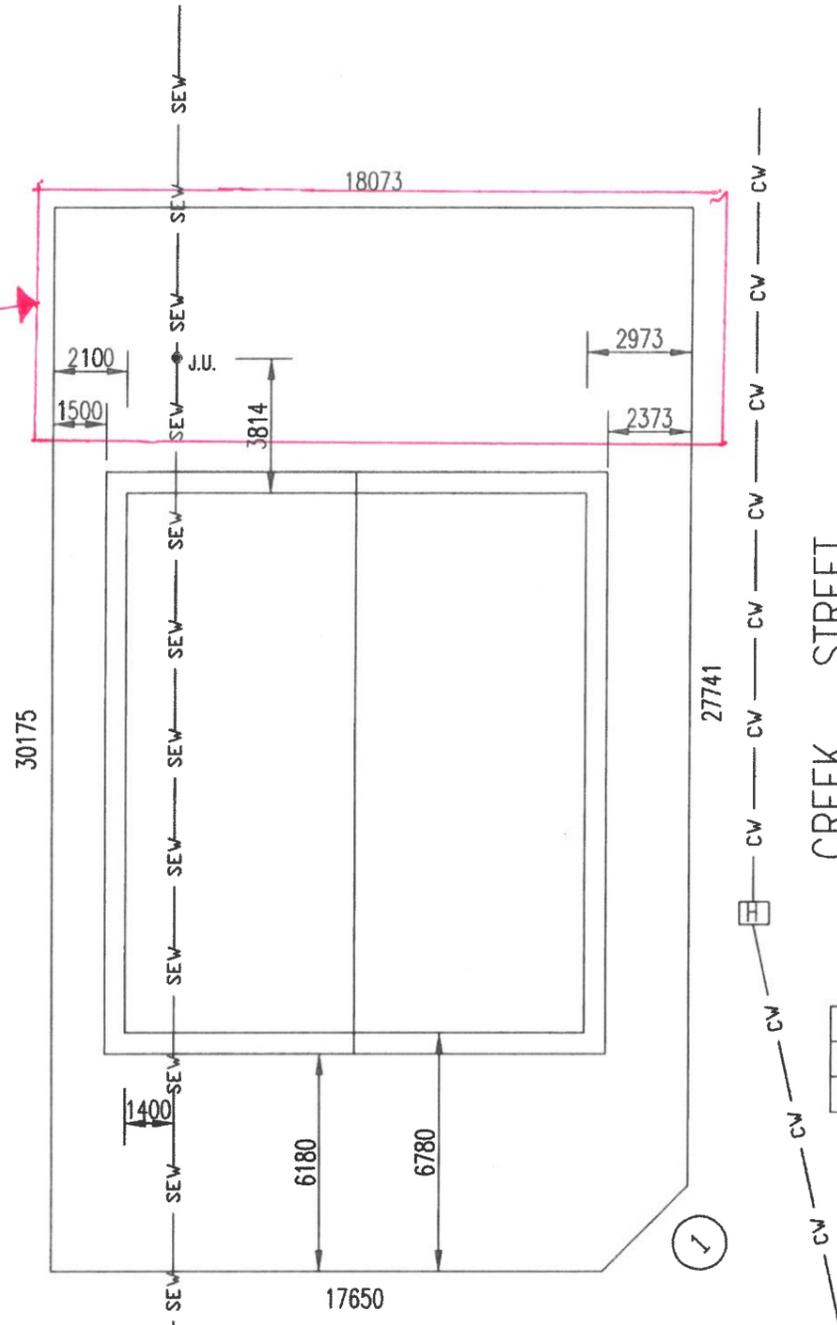
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CLIENT ROCKHAMPTON SOUTH SEA ISLANDER COMM ASSOC INCOWNER  
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SCALE:	JOB No:
1: 100	21.79
6-11-2021	SHEET 3 OF 4

VEHICLE ACCESS AND  
PARKING TO BE  
PROVIDED IN ACCORDANCE  
WITH APPROVED 'SITE  
LAYOUT' DATED JUNE 03'



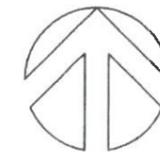
PROPERTY DESCRIPTION

LOT NUMBER: 4  
REGISTERED PLAN NUMBER: 607839  
PARISH: ARCHER  
COUNTY: LIVINGSTONE  
AREA: 544.8 SQ.METRES

LEGEND:

- CW reticulated cold water supply
- fire hydrant
- SEW 150Ø sewer line
- J.U. sewer jump up

Short boundaries		
Code	Length	Bearing
1	3442	45°



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95 Burnett Street, North Rockhampton 4701  
Email: plan@bigpond.net.au  
QBCC. Lic. No. 57924

70 - 72 SIMPSON STREET

SITE PLAN

*Des Houghton*

PROJECT	SOUTH SEA ISLANDER COMMUNITY ASSOCIATION INCORPORATED MENS SHED	SCALE:	1:200	JOB No:	21.79
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CLIENT ADDRESS	70-72 SIMPSON STREET, BERSERKER. QLD. 4701	OWNERS ADDRESS	6-11-2021	SHEET 4	OF 4