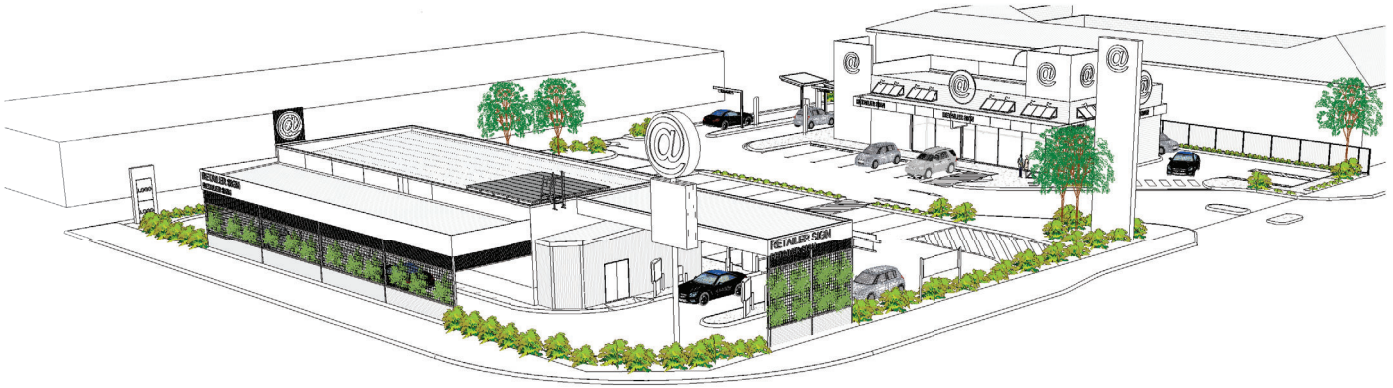
DA ISSUE
THIS DRAWING IS NOT FOR CONSTRUCTION

ARCHITECTURAL DRAWINGS

PROPOSED MIXED USE DEVELOPMENT

87 FITZROY ST, ROCKHAMPTON



3D PERSPECTIVES FOR ILLUSTRATION ONLY

ARCHITECTURAL DA DRAWINGS	
DRG No.	DRAWING TITLE
DA00	COVER PAGE
DA01	EXISTING SITE PLAN
DA02	PROP. SITE PLAN
DA03	BUILDING ELEVATIONS & PERSPECTIVES
DA04	BUILDING ELEVATIONS & PERSPECTIVES
DA05	BUILDING ELEVATIONS & PERSPECTIVES
DA06	BUILDING PERSPECTIVES
DA07	TENANCY 1 - SEATING AREA PLAN
DA08	TENANCY 2 - SEATING AREA PLAN

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/21-2022
Dated: 14 December 2022

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CONSULTING ENGINEER

VERVE BUILDING DESIGN CO.
QBCC LICENCE No. 1238572
OFFICE 1, LEVEL 1, 466 LUTWYCHE RD, LUTWYCHE 4030
PH: (07) 3857 0942
E: info@vervebd.com.au

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□ fast food restaurant design
□ travel centre / service stations
□ project concept to completion

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	25.01.2022	NR	PRELIMINARY ISSUE	
P2	18.02.2022	NR	PRELIMINARY ISSUE	
P3	25.02.2022	NR	PRELIMINARY ISSUE	
A	01.03.2022	NR	DA ISSUE	
B	17.05.2022	NR	RESPONSE TO I.R.	
C	05.10.2022	NR	RESPONSE TO I.R.	

Project Description
PROP. MIXED USE DEVELOPMENT
87 FITZROY ST, ROCKHAMPTON

Drawing Title
COVER PAGE

Scale @A1
Date JAN 2022
Drawn NR
Approved By GH

Job Number - Drawing Number 21185 DA00
Revision C

D.A ISSUE

Consulting Engineer

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- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

Do not scale this drawing.
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Revision and approvals				
Code	Date	Drn	Description	Dwn
B	17.11.2022	NR	RESPONSE TO I.R.	
A	01.11.2022	NR	DA ISSUE	
P1	18.10.2022	NR	PRELIMINARY ISSUE	

Project Description: PROPOSED MIXED USE DEVELOPMENT
87 FITZROY ST. ROCKHAMPTON

Scale: 1:200 @ A1 / 1:400 @A3
Drawn: NR
Approved:
Issued:

Drawing Title: EXISTING SITE PLAN

Drawing Number: 21185-DA01

Revision: B

D.A ISSUE

PROPERTY DESCRIPTION

LOT 1 & 2 on RP604178
LOT 2 on RP848798
LOT 2 on RP603146
LOT 34 on SP107136

COUNCIL: ROCKHAMPTON

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA	- 3,417m2
LANDSCAPE AREA	- 370m^2
BLDG. SITE COVER (INCLUDES ALL ROOFED AREAS)	- 24.2%

IMPERVIOUS AREA

• EXISTING APPROX.	- 1084m^2
• PROPOSED	- 3047m^2

BUILDING AREAS

• T1 - FOOD & DRINK (EXCLUDES ALFRESCO - 36m^2)	- 247m^2
• T2 - FOOD & DRINK	- 255m^2
TOTAL GFA	- 502m^2

EXTERNAL AREAS

• T1 ALFRESCO	- 40m^2
• T1 REFUSE ENCLOSURE	- 22m^2
• T2 REFUSE ENCLOSURE	- 13m^2
TOTAL EXTERNAL AREAS	- 75m^2

CAR PARKING

• REQUIRED	- 12
• PROVIDED	- 23

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Development Permit No.: D/21-2022

Dated: 14 December 2022

Consulting Engineer

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OFFICE 2, LEVEL 1, 488 LUTWYCHE ROAD, LUTWYCHE QLD 4030 E: info@vervebd.com.au
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Revision and approvals				
Code	Date	Drn	Description	Dwn
F	01.08.2022	MR	RESPONSE TO LR.	
E	01.07.2022	MR	RESPONSE TO LR.	
G	05.10.2022	MR	RESPONSE TO LR.	

Project Description: PROPOSED MIXED USE DEVELOPMENT
87 FITZROY ST. ROCKHAMPTON

Drawing Title: PROPOSED SITE PLAN

Scale: 1:200 @ A1 / 1:400 @A3 | Approved | Drawing Number: 21185-DA02 | Revision: G
Drawn: MR | Issued

DA ISSUE

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NOTE

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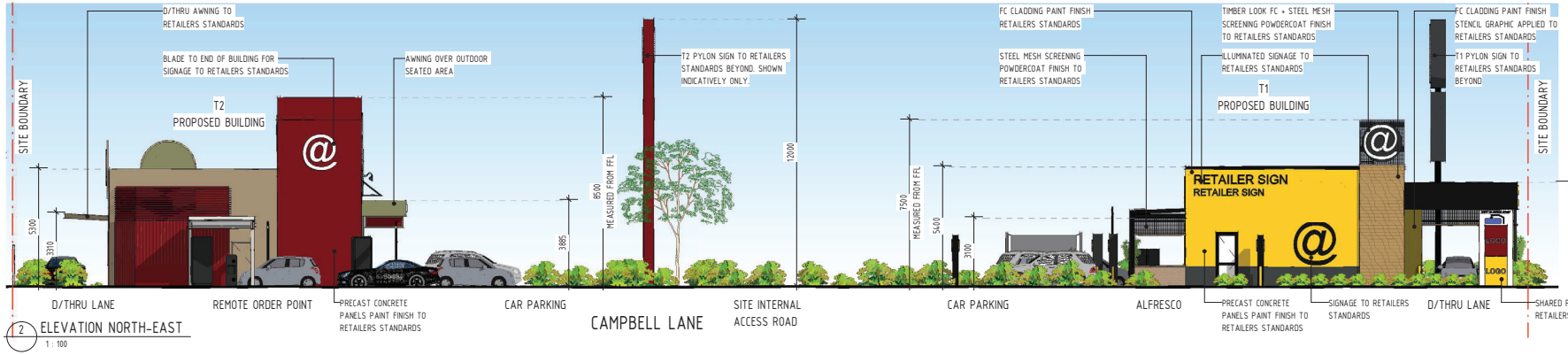
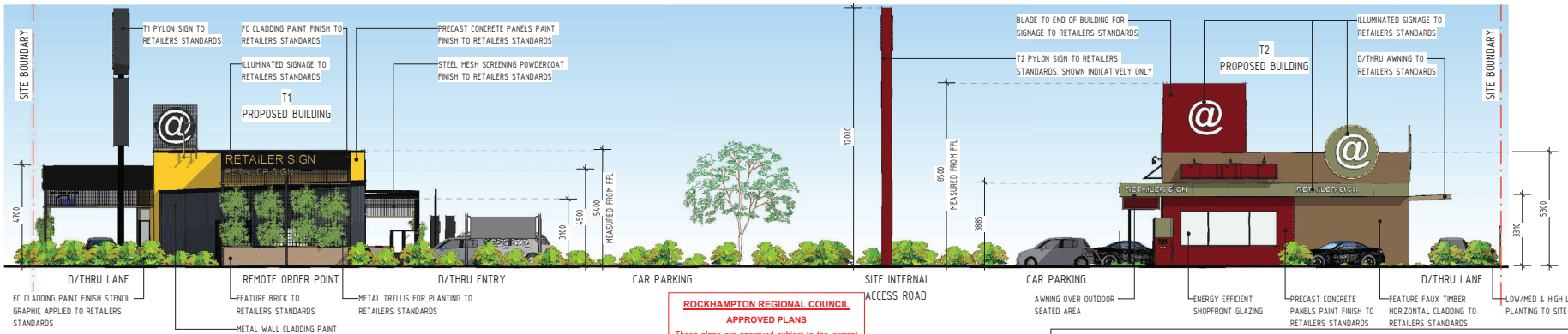
4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRAWINGS PREPARED BY THE RELEVANT CONSULTANT.

1 SITE PERSPECTIVE



2 ELEVATION NORTH-EAST
1 : 100



3 ELEVATION SOUTH-WEST
1 : 100

ROCKHAMPTON REGIONAL COUNCIL
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E: info@vervebd.com.au

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Revision and approvals

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B	17.05.2022	NR	RESPONSE TO I.R.	
C	05.10.2022	NR	RESPONSE TO I.R.	

Project Description
PROP. MIXED USE DEVELOPMENT
87 FITZROY ST, ROCKHAMPTON

Scale @A1: 1 : 100
Date: JAN 2022
Drawn: NR
Approved By: GH

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

Job Number - Drawing Number: 21185 DA03
Revision: C

DA ISSUE

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NOTE

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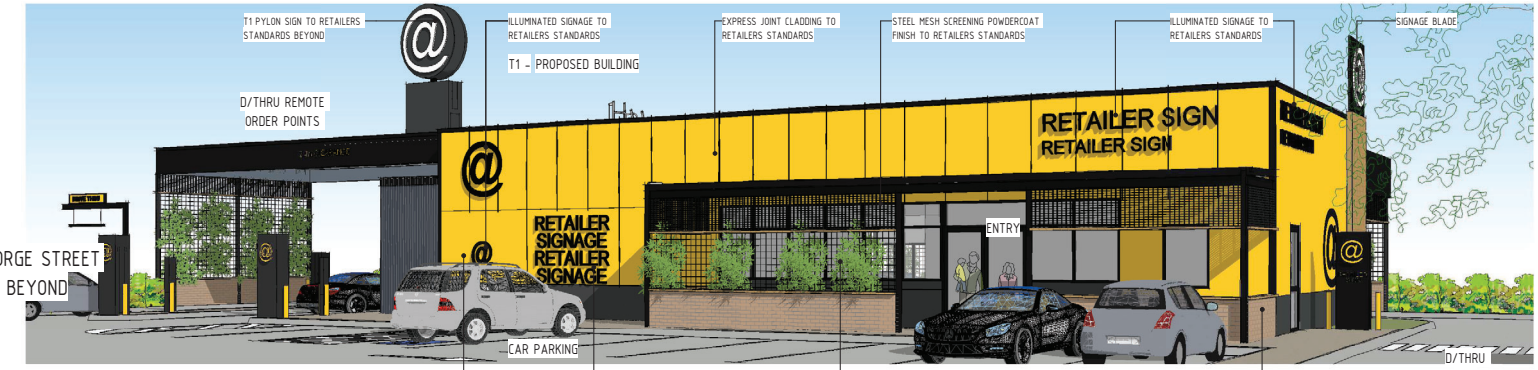
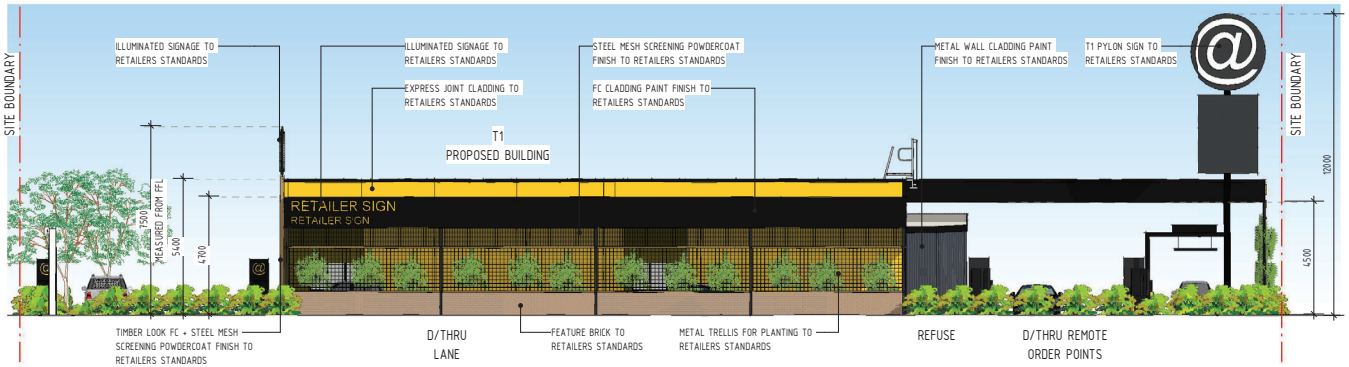
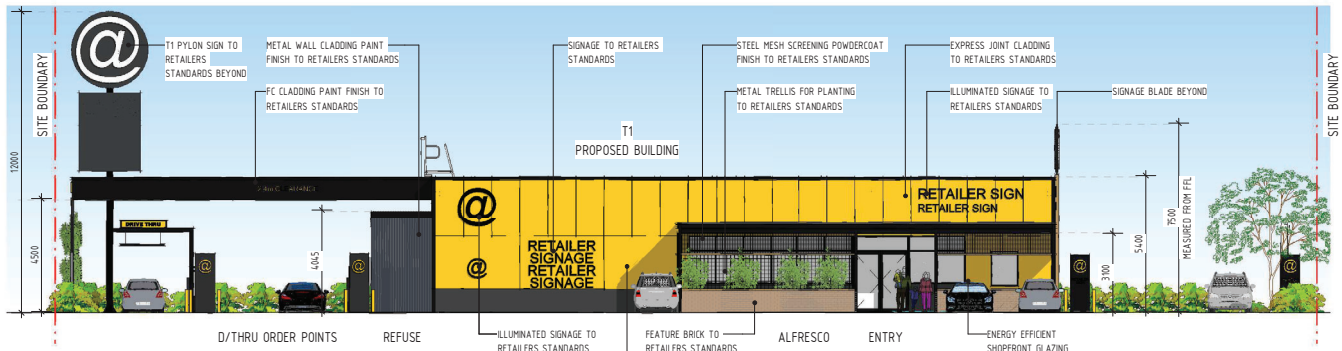


1 T1 PERSPECTIVE 1

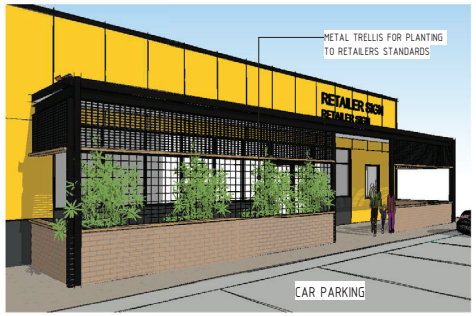


2 ELEVATION NORTH-WEST - T1
1 : 100

3 T1 D/THRU TRELLIS PERSPECTIVE



4 ELEVATION SOUTH-EAST - T1
1 : 100



5 T1 ALFRESCO/ENTRY PERSPECTIVE

ROCKHAMPTON REGIONAL COUNCIL
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CONSULTING ENGINEER

VERVE BUILDING DESIGN CO.
QBCC LICENCE No. 1230872
OFFICE 1, LEVEL 1, 488 LUTWYCHE RD, LUTWYCHE 4030
PH: (07) 3857 0942
E: info@vervebd.com.au

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Revision and approvals				
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P1	25.01.2022	NR	PRELIMINARY ISSUE	
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P3	25.02.2022	NR	PRELIMINARY ISSUE	
A	01.03.2022	NR	DA ISSUE	
B	17.05.2022	NR	RESPONSE TO I.R.	
C	05.10.2022	NR	RESPONSE TO I.R.	

Project Description
PROP. MIXED USE DEVELOPMENT
87 FITZROY ST, ROCKHAMPTON

Scale @A1: 1 : 100
Date: JAN 2022
Drawn: NR
Approved By: GH

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

Job Number - Drawing Number: 21185 DA04
Revision: C

DA ISSUE

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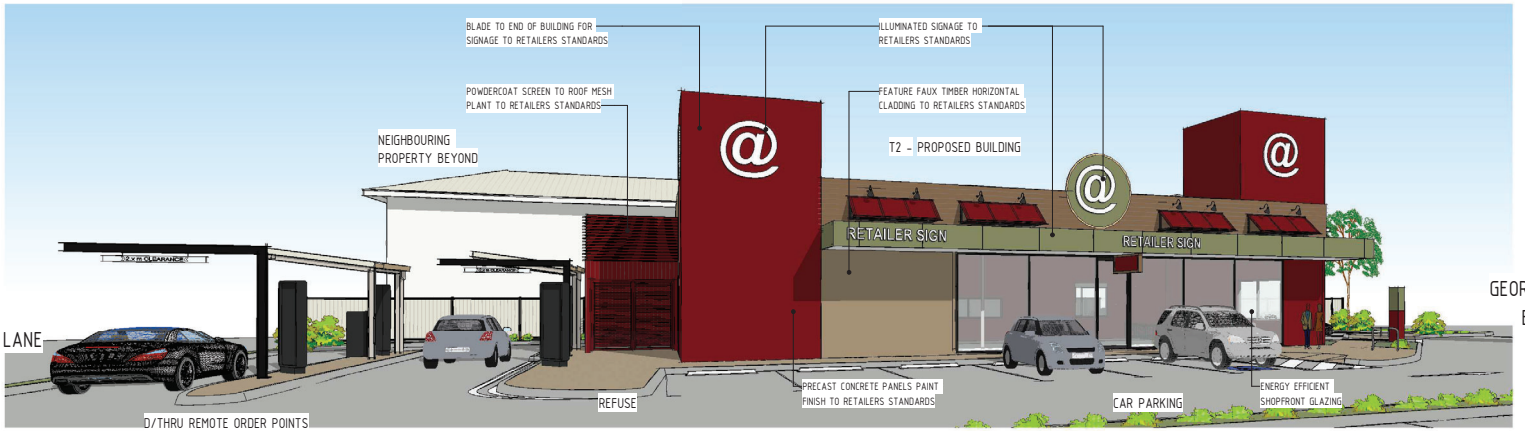
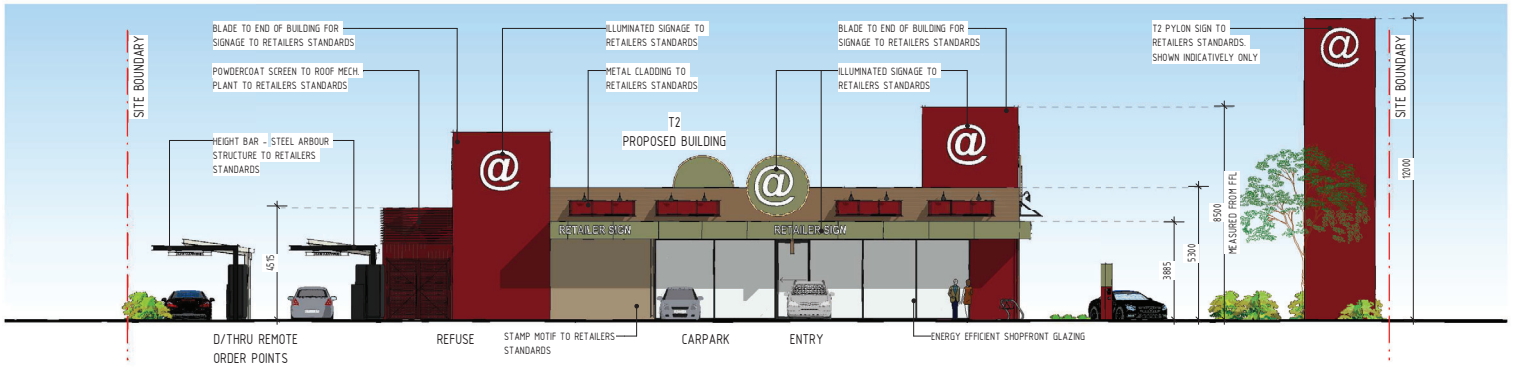
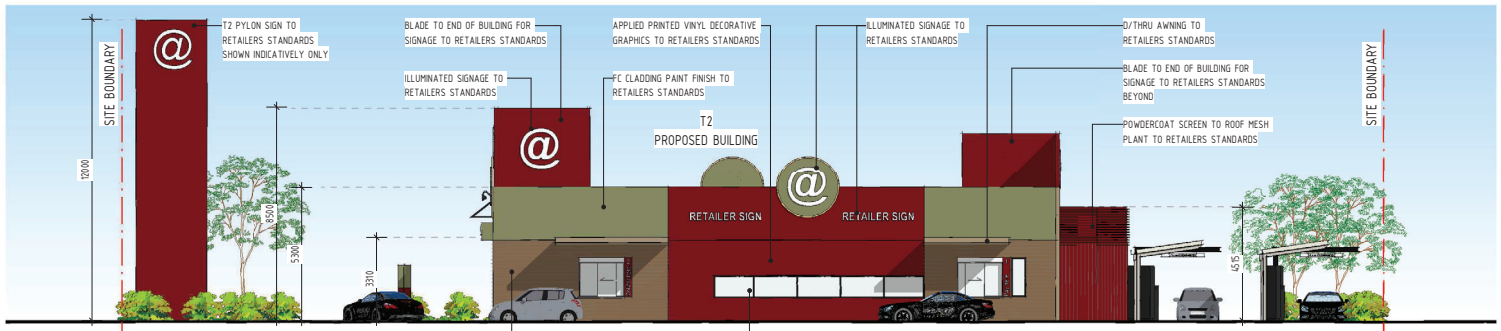


1 T2 PERSPECTIVE 1



2 ELEVATION NORTH-WEST - T2
1 : 100



3 ELEVATION SOUTH-EAST - T2
1 : 100

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QBCC LICENCE No. 1239872
OFFICE 1, LEVEL 1, 488 LUTWYCHE RD, LUTWYCHE 4030
PH: (07) 3857 0942
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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	25.01.2022	NR	PRELIMINARY ISSUE	
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A	01.03.2022	NR	DA ISSUE	
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C	05.10.2022	NR	RESPONSE TO I.R.	

Project Description
PROP. MIXED USE DEVELOPMENT

87 FITZROY ST, ROCKHAMPTON

Scale @A1: 1 : 100
Date: JAN 2022
Drawn: NR
Approved By: GH

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

Job Number - Drawing Number: 21185 DA05
Revision: C

DA ISSUE

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1 SITE PERSPECTIVE 1

2 SITE PERSPECTIVE 2

3 SITE PERSPECTIVE 3

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A	01.03.2022	NR	DA ISSUE	
B	17.05.2022	NR	RESPONSE TO I.R.	
C	05.10.2022	NR	RESPONSE TO I.R.	

Project Description
PROP. MIXED USE DEVELOPMENT

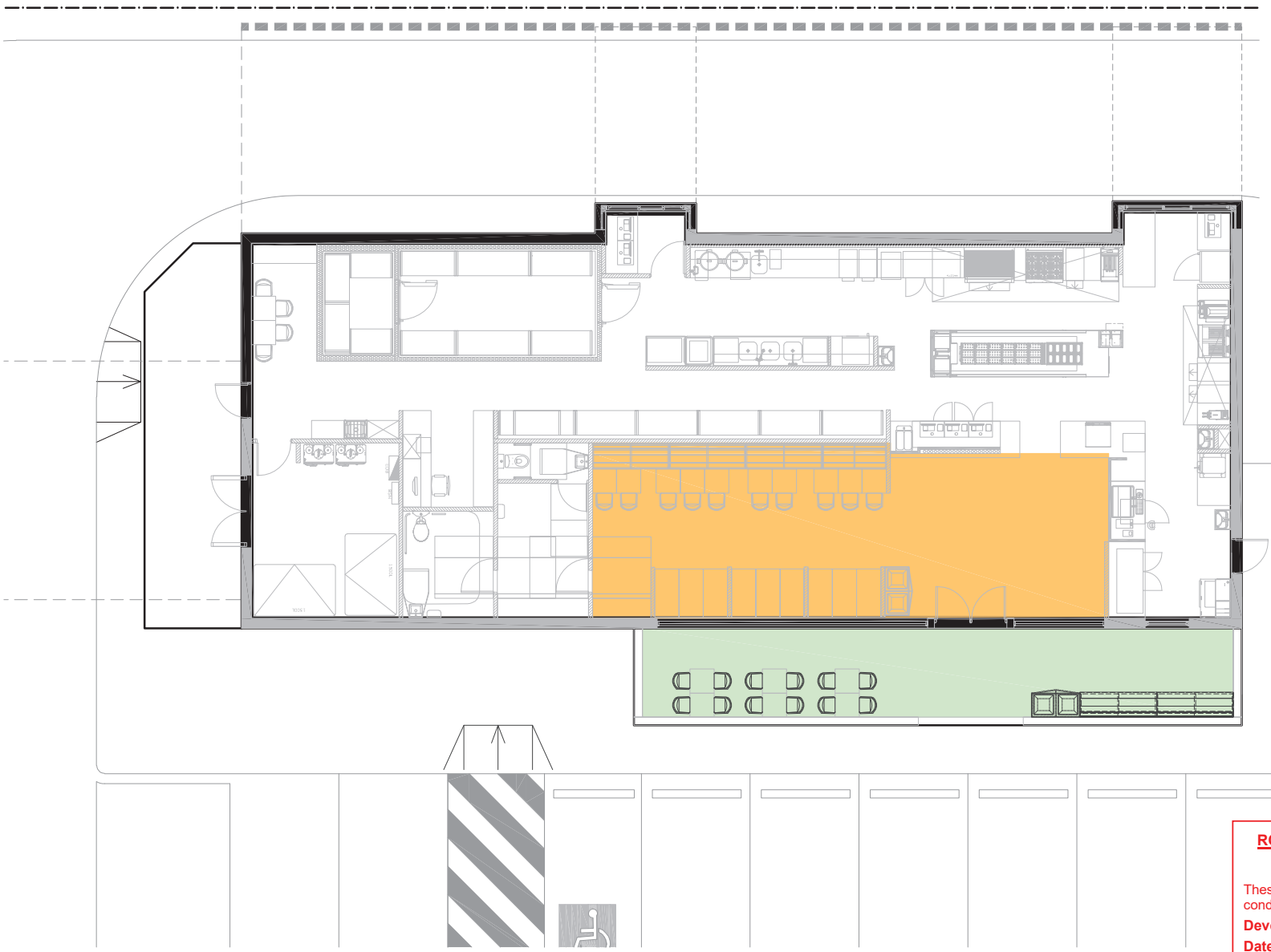
87 FITZROY ST, ROCKHAMPTON

Scale @A1: 1 : 100
Date: JAN 2022
Drawn: NR
Approved By: GH

Drawing Title
BUILDING PERSPECTIVES

Job Number - Drawing Number: 21185 DA06
Revision: C

D.A ISSUE



PROPERTY DESCRIPTION

LOT 1 & 2 on RP604178
LOT 2 on RP848798
LOT 2 on RP603146
LOT 34 on SP107136

COUNCIL: ROCKHAMPTON

BUILDING AREAS

INTERNAL DINING	- 53.9m²
EXTERNAL DINING	- 32.25m²
TOTAL	- 86.15m²

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Consulting Engineer

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Revision and approvals				
Code	Date	Drn	Description	Date
A	01.03.2022	NR	DA ISSUE	
P2	25.02.2022	NR	PRELIMINARY ISSUE	
P1	16.02.2022	BH	PRELIMINARY ISSUE	

Project Description: PROPOSED MIXED USE DEVELOPMENT
87 FITZROY ST. ROCKHAMPTON

Drawing Title: TENANCY 1 - SEATING AREA PLAN

Scale: 1:200 @ A1 / 1:400 @A3
Drawn: BH
Approved
Issued

Drawing Number: 21185-DA07

Revision: A

D.A ISSUE

PROPERTY DESCRIPTION

LOT 1 & 2 on RP604178
LOT 2 on RP848798
LOT 2 on RP603146
LOT 34 on SP107136

COUNCIL: ROCKHAMPTON

BUILDING AREAS

INTERNAL DINING	- 63.80m²
EXTERNAL DINING	- 22m²
TOTAL	- 85.80m²

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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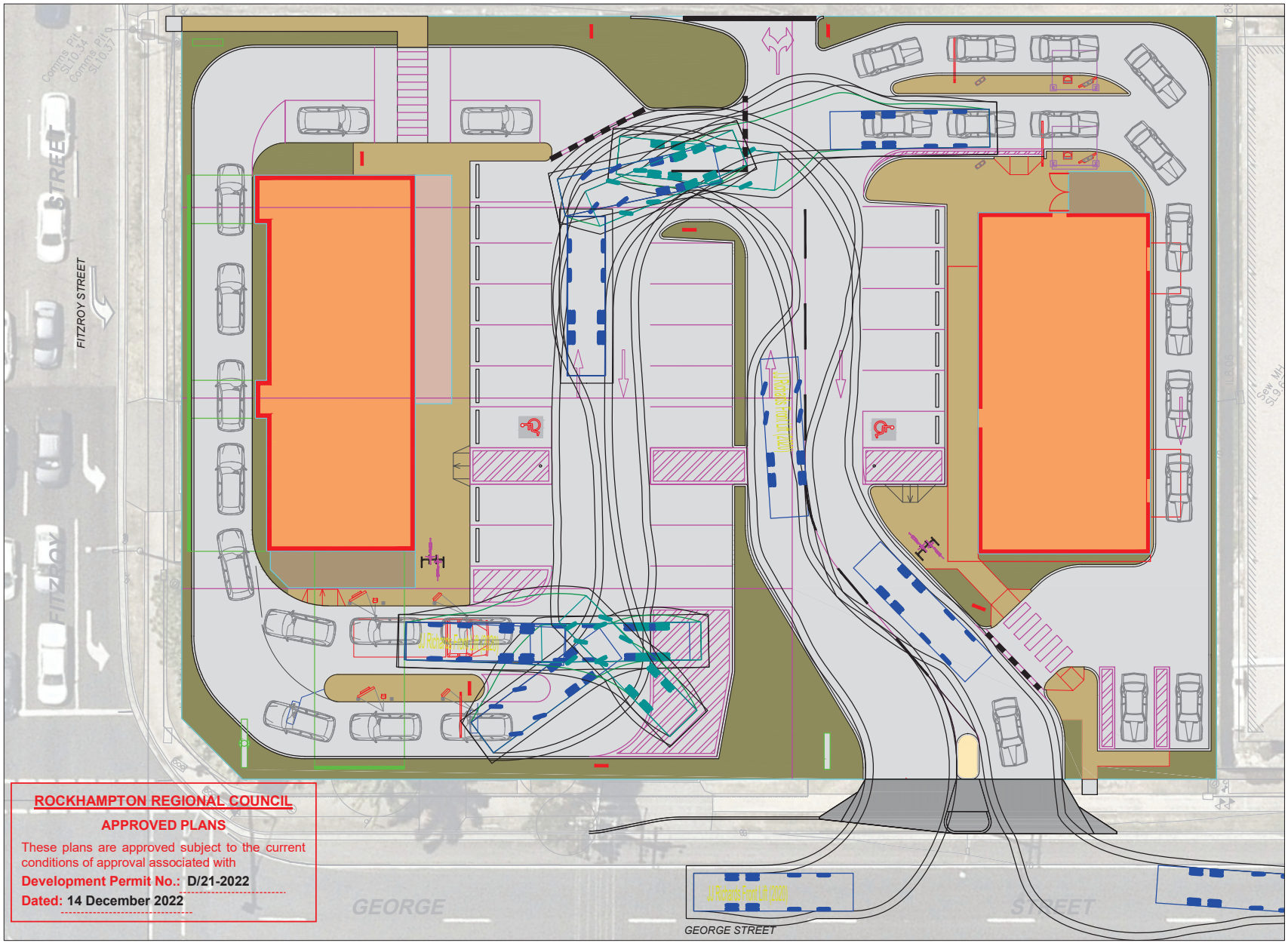
Code	Date	Drn	Description	Date
A	01.03.2022	MR	DA ISSUE	
P1	16.12.2022	BH	PRELIMINARY ISSUE	

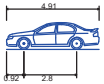
Project Description
PROPOSED MIXED USE DEVELOPMENT
87 FITZROY ST. ROCKHAMPTON

Scale: 1:200 @ A1 / 1:400 @A3
Drawn: BH
Approved
Issued

Drawing Title
TENANCY 2 -
SEATING AREA PLAN

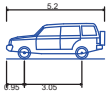
Drawing Number: 21185-DA08
Revision: A





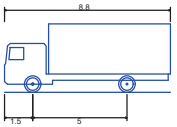
B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



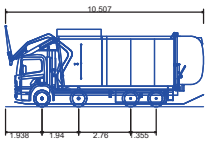
B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m



MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m



JJ Richards Front Lift (2020)

Overall Length	10.507m
Overall Width	2.490m
Overall Body Height	4.300m
Min Body Ground Clearance	0.150m
Track Width	2.490m
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	10.800m

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	15-10-22	AMENDED SITE ACCESS ARRANGEMENT	DG	DG	DG
A	03-08-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

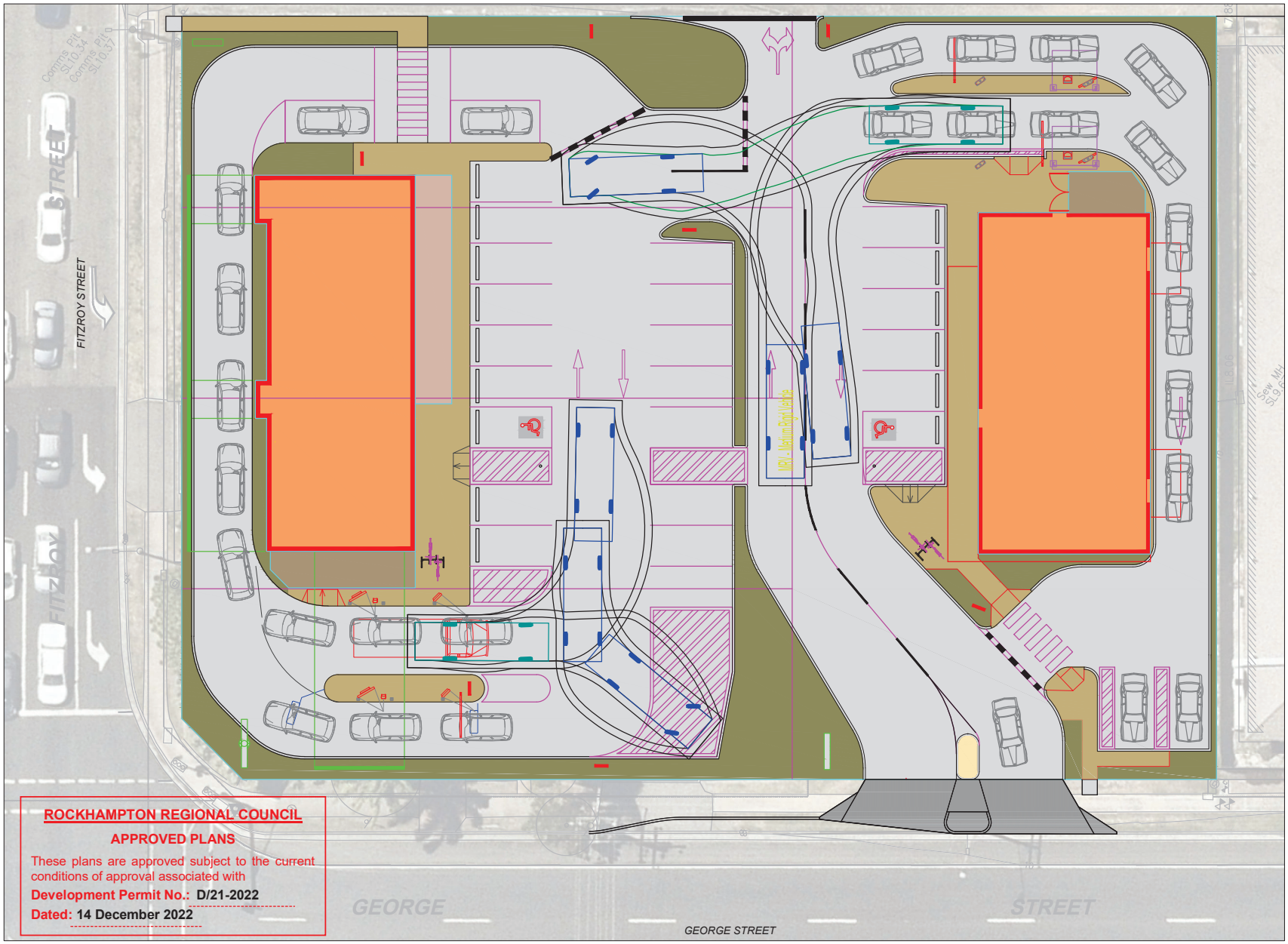
CLIENT: ZOOM GROUP

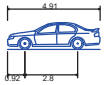
TTM CONSULTING PTY LTD
ABN 65 010 868 621
LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000
P.O. BOX 12015, BRISBANE, QLD, 4003
T: (07) 3327 9500 F: (07) 3327 9501
E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

DRAWING TITLE: **VEHICLE SWEPT PATH ANALYSIS**
REFUSE COLLECTION VEHICLE (FRONT-LOADING)

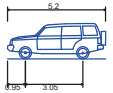
PROJECT NUMBER	ORIGINAL SIZE
21BRT0461	A3
DRAWING NUMBER	REVISION
21BRT0461-10	B
DATE	SHEET
15 Oct 2022	1 OF 5





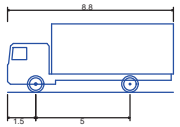
B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



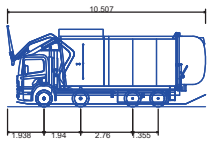
B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m



MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m



JJ Richards Front Lift (2020)

Overall Length	10.507m
Overall Width	2.490m
Overall Body Height	4.300m
Min Body Ground Clearance	0.150m
Track Width	2.490m
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	10.800m

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	15-10-22	AMENDED SITE ACCESS ARRANGEMENT	DG	DG	DG
A	03-08-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT: ZOOM GROUP

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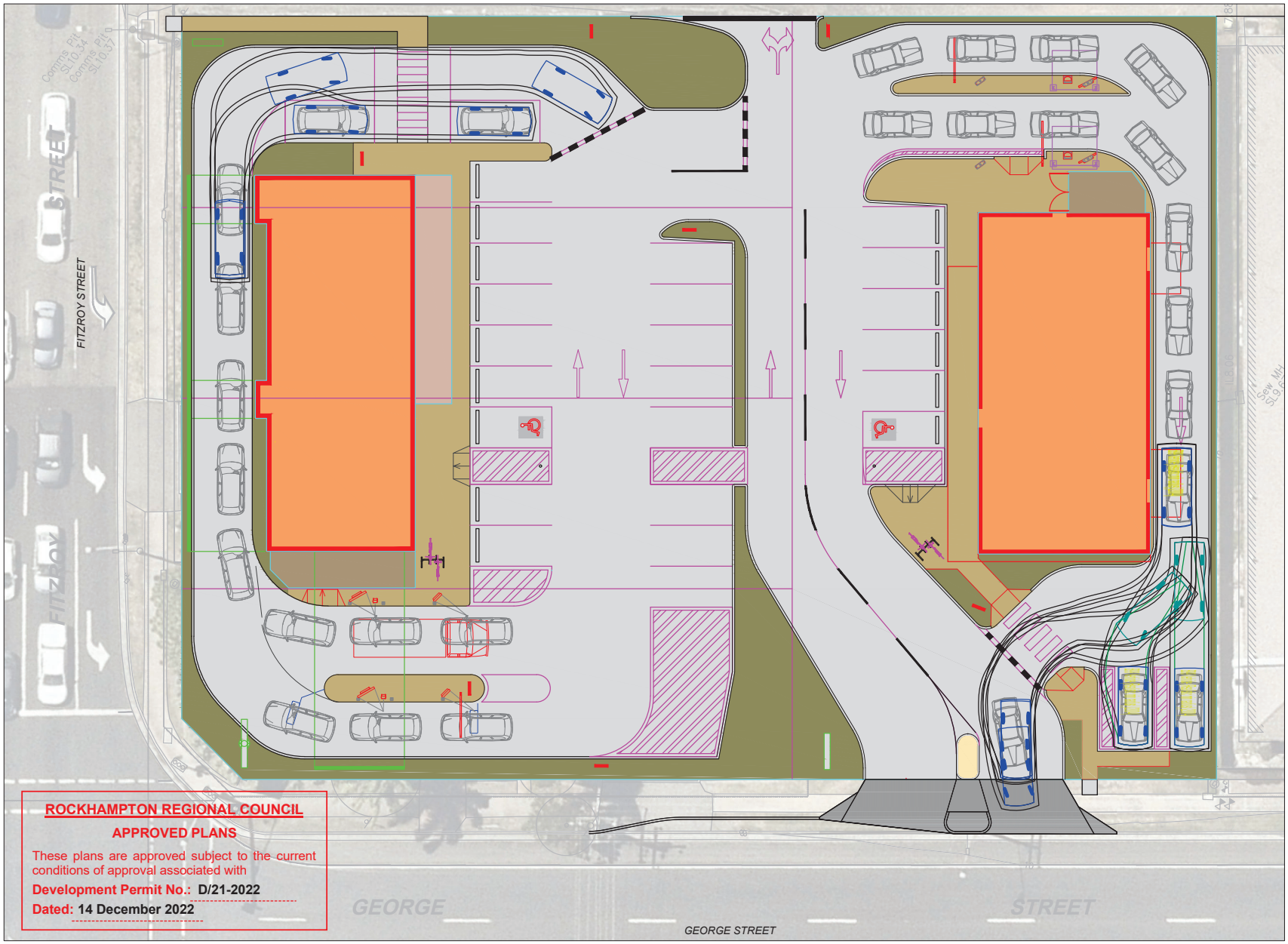
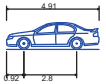
PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

DRAWING TITLE: **VEHICLE SWEPT PATH ANALYSIS**
MEDIUM RIGID VEHICLE (DELIVERIES)

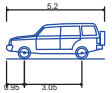
PROJECT NUMBER	21BRT0461
ORIGINAL SIZE	A3
DRAWING NUMBER	21BRT0461-10
REVISION	B
DATE	15 Oct 2022
SHEET	2 OF 5





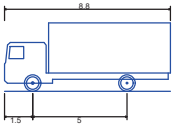
B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



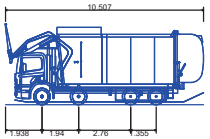
B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m



MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m



JJ Richards Front Lift (2020)

Overall Length	10.507m
Overall Width	2.490m
Overall Body Height	4.300m
Min Body Ground Clearance	0.150m
Track Width	2.490m
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	10.800m

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	15-10-22	AMENDED SITE ACCESS ARRANGEMENT	DG	DG	DG
A	03-08-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT: ZOOM GROUP

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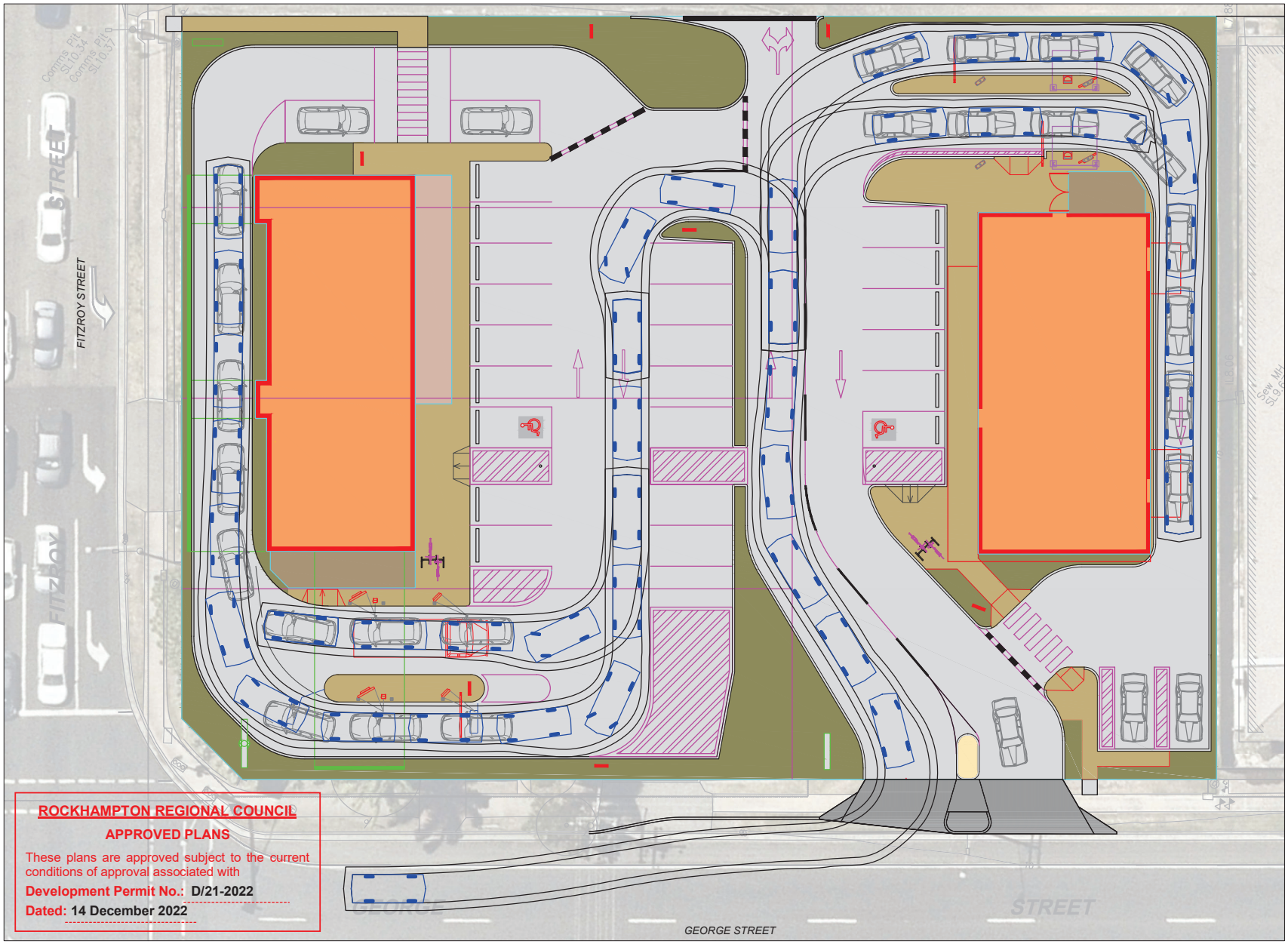
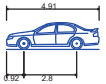
PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

DRAWING TITLE: **VEHICLE SWEPT PATH ANALYSIS**
B99 PASSING B85 VEHICLE (DRIVE THROUGH WAITING)

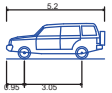
PROJECT NUMBER	21BRT0461
ORIGINAL SIZE	A3
DRAWING NUMBER	21BRT0461-10
REVISION	B
DATE	15 Oct 2022
SHEET	3 OF 5





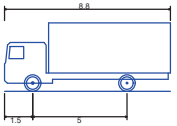
B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



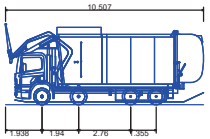
B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m



MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m



JJ Richards Front Lift (2020)

Overall Length	10.507m
Overall Width	2.490m
Overall Body Height	4.300m
Min Body Ground Clearance	0.150m
Track Width	2.490m
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	10.800m

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	15-10-22	AMENDED SITE ACCESS ARRANGEMENT	DG	DG	DG
A	03-08-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT: ZOOM GROUP

TTM CONSULTING PTY LTD
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PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

DRAWING TITLE: **VEHICLE SWEPT PATH ANALYSIS**
DRIVE THROUGH QUEUING CAPACITY (B85 VEHICLE)

PROJECT NUMBER	ORIGINAL SIZE
21BRT0461	A3
DRAWING NUMBER	REVISION
21BRT0461-10	B
DATE	SHEET
15 Oct 2022	4 OF 5

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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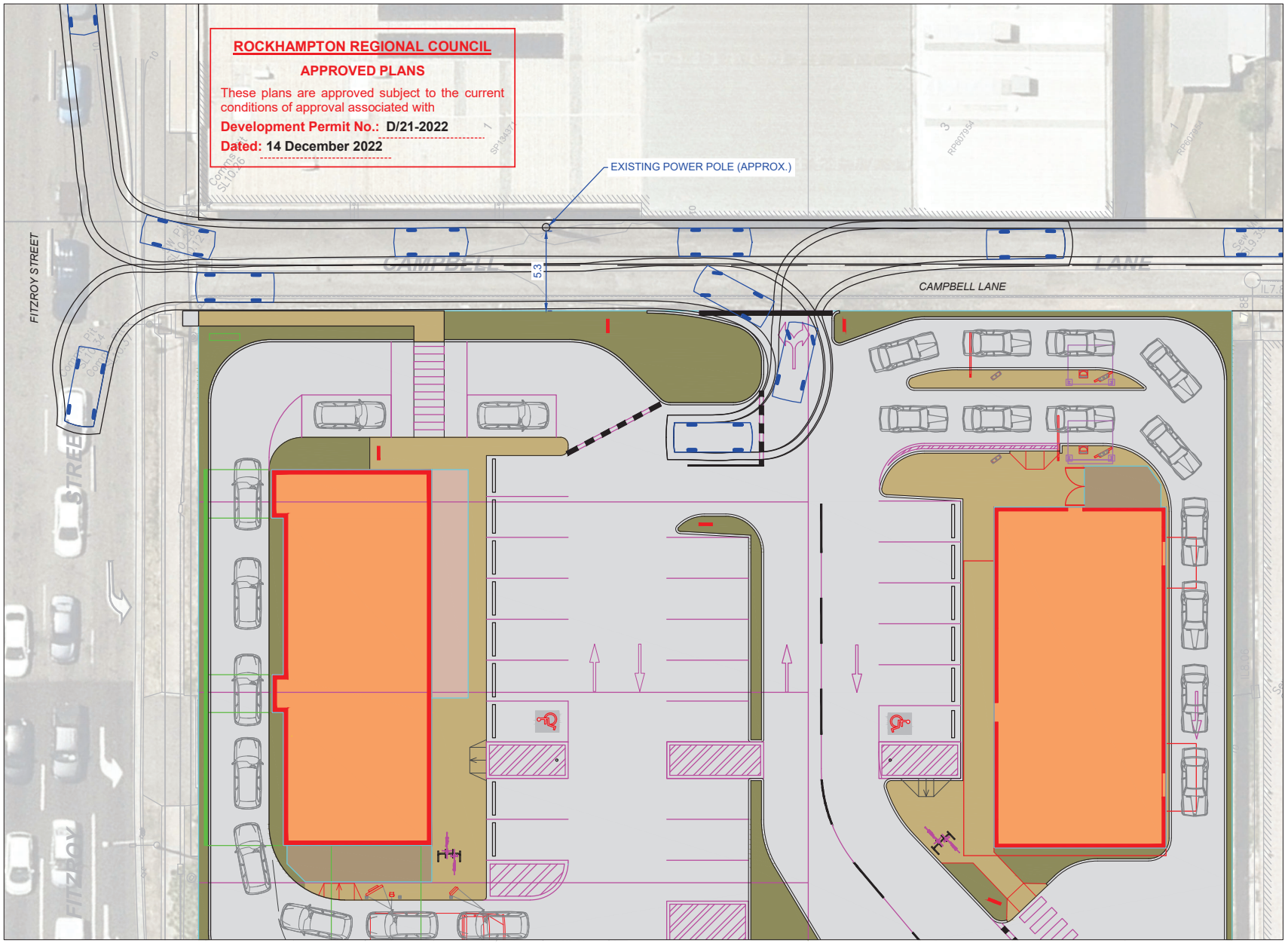
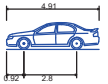
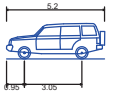
Dated: 14 December 2022





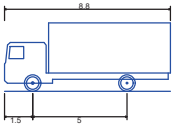
B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



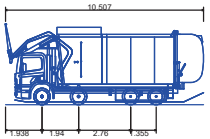
B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m



MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m



JJ Richards Front Lift (2020)

Overall Length	10.507m
Overall Width	2.490m
Overall Body Height	4.300m
Min Body Ground Clearance	0.150m
Track Width	2.490m
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	10.800m

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	15-10-22	AMENDED SITE ACCESS ARRANGEMENT	DG	DG	DG
A	03-08-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT: ZOOM GROUP

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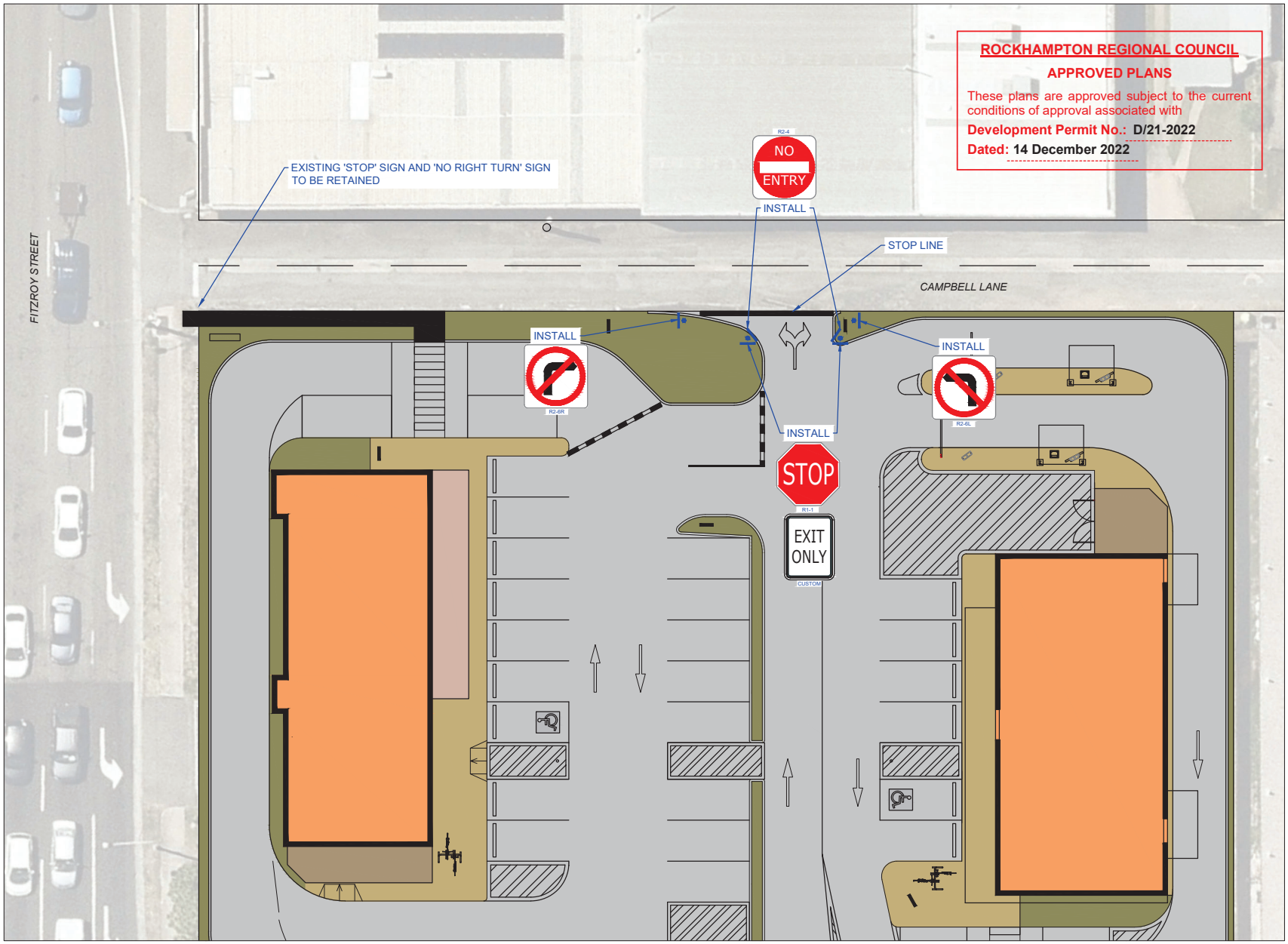
PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

DRAWING TITLE: **VEHICLE SWEPT PATH ANALYSIS**
CAMPBELL LANE SITE EGRESS (B99 VEHICLE)

PROJECT NUMBER	ORIGINAL SIZE
21BRT0461	A3
DRAWING NUMBER	REVISION
21BRT0461-10	B
DATE	SHEET
15 Oct 2022	5 OF 5



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

Note: Only the directional signage shown in this plan is approved. The plan should be updated at Operational Works stage to align with the other approved plans (e.g. site plan)

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 3 Aug 2022

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	03-08-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT: ZOOM GROUP

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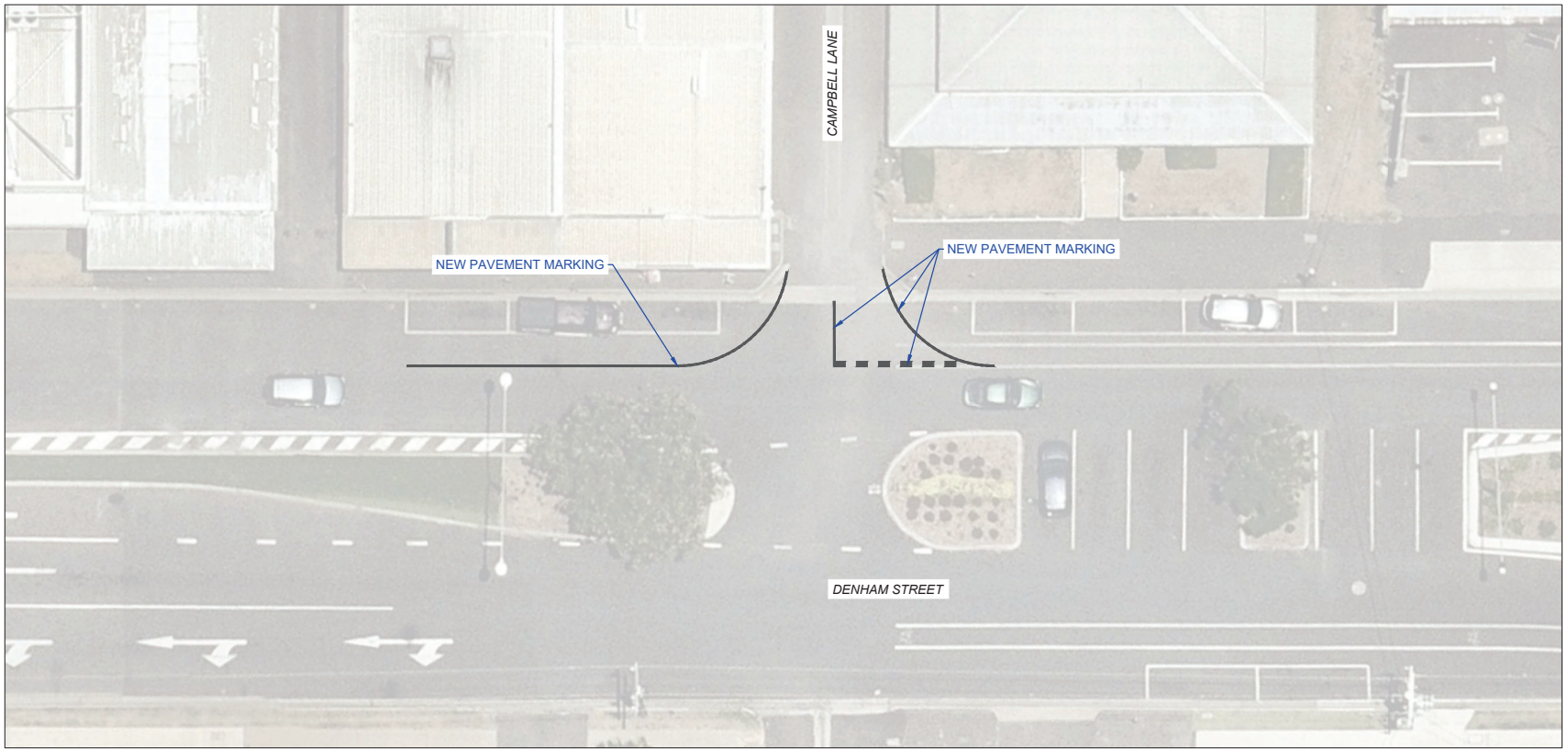
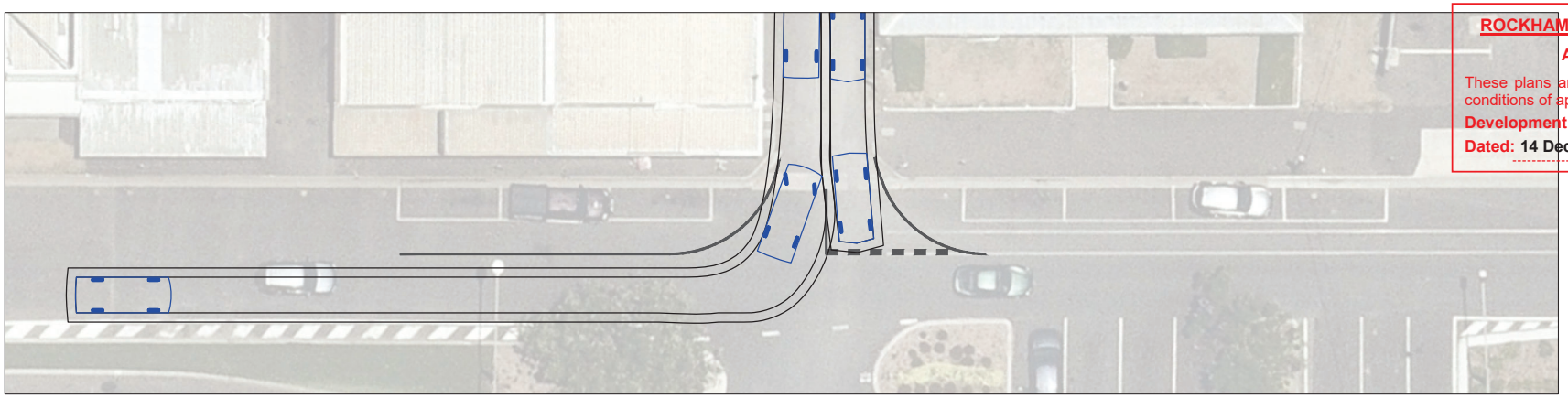
E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au

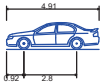
PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

DRAWING TITLE: **CAMPBELL LANE SITE EGRESS ARRANGEMENT**
PRELIMINARY SIGNAGE & PAVEMENT MARKING PLAN

PROJECT NUMBER	ORIGINAL SIZE
21BRT0461	A3
DRAWING NUMBER	REVISION
21BRT0461-11	A
DATE	SHEET
3 Aug 2022	1 OF 1

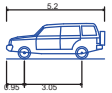






B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

Only signage is approved. Layout shown in the plan should be updated to align with other approvals at Operational Works Stage.

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 8 Aug 2022

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	08-08-22	GENERAL AMENDMENTS	DG	DG	DG
A	03-08-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT: ZOOM GROUP

TTM CONSULTING PTY LTD
ABN 65 010 868 621
LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000
P.O. BOX 12015, BRISBANE, QLD, 4003
T: (07) 3327 9500 F: (07) 3327 9501
E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

DRAWING TITLE: **DENHAM STREET / CAMPBELL LANE INTERSECTION**
PROPOSED UPGRADE CONCEPT PLAN

PROJECT NUMBER	ORIGINAL SIZE
21BRT0461	A3
DRAWING NUMBER	REVISION
21BRT0461-12	B
DATE	SHEET
8 Aug 2022	1 OF 1

NEARMAP DATED: 22/09/21 (PHOTOMANIPULATED)

agla
ANDREW GOLD LANDSCAPE ARCHITECTURE
PO BOX 5220, MT GRAVATT EAST QLD 4122
T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

PROPOSED FAST FOOD DEVELOPMENT

125 GEORGE ST & 87-93 FITZROY ST, ROCKHAMPTON CITY

LANDSCAPE CONCEPT PLAN

1 PROPOSED STREET TREE
Street tree in accordance with Council's Street Tree Planting Guidelines;
Refer Proposed Planting Schedule
(ie: *Xanthostemon chrysanthus*)

2 MEDIUM SHADE/ SCREEN TREE
Medium sized trees that assist in the landscape presentation to the streetscape; provides shade, visual and climatic amenity, as well as primary screening to neighbouring property;
Refer Proposed Planting Schedule
(ie: *Elaeocarpus eumundii, Harpullia pendula*)

3 COLUMNAR PALMS
Vertical columnar palms to provide visual and climatic amenity; and softens building presentation to the adjacent streetscape;
Refer Proposed Planting Schedule
(ie: *Ptychosperma elegans*)

4 SCREEN PLANTING
Dense planting to boundaries so as to provide visual amenity and privacy screening to neighbouring properties;
Refer Proposed Planting Schedule

5 SHRUBS AND GROUNDCOVERS
Mass planting to assist in building presentation to the streetscape and to provide visual amenity;
Refer Proposed Planting Schedule

LEGEND

—/— PROPOSED SCREEN FENCE
1800mm high timber screen fence

– – – PROPOSED GARDEN EDGE
To future detail

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

ISSUE	DATE	REASON
B	18/10/22	UPDATED ARCHITECTURAL DWGS
A	17/05/22	FOR SUBMISSION TO RRC

1:300@A3
0 1 2 3 4 5 10 15m

JOB NUMBER	SHEET NO.	ISSUE	DRAWN BY
22.107	1	B	AG/ PD

ANDREW GOLD LANDSCAPE ARCHITECTURE
PO BOX 5220, MT GRAVATT EAST QLD 4122
T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

PROPOSED FAST FOOD DEVELOPMENT
125 GEORGE ST & 87-93 FITZROY ST, ROCKHAMPTON CITY

PROPOSED PLANTING SCHEDULE

CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
1 PROPOSED STREET TREE						
1.1	*Xanthostemon chrysanthus*	Golden Penda	45L	as shown	10	6
2 PROPOSED MEDIUM SHADE/ SCREEN TREES						
2.1	*Elaeocarpus eumundii*	Smooth Leaved Quandong	100L	as shown	8	4
2.2	*Harpullia pendula*	Tulipwood	100L	as shown	10	6
3 PROPOSED COLUMNAR PALM						
3.1	*Ptychosperma elegans*	Solitaire Palm	100L	as shown	12	6

****PLANT CONTAINER SIZE:**

100L	100 Litre container stock min	Min. height at time of planting: 2.4m
45L	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

ISSUE	DATE	REASON
B	18/10/22	UPDATED ARCHITECTURAL DWGS
A	17/05/22	FOR SUBMISSION TO RRC

JOB NUMBER	SHEET NO.	ISSUE	DRAWN BY
22.107	2	B	AG/ PD

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

ANDREW GOLD LANDSCAPE ARCHITECTURE
PO BOX 5220, MT GRAVATT EAST QLD 4122
T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

PROPOSED FAST FOOD DEVELOPMENT
125 GEORGE ST & 87-93 FITZROY ST, ROCKHAMPTON CITY

PROPOSED PLANTING SCHEDULE

CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
4	**PROPOSED SCREEN PLANTING**					
4.1	*Syzygium australe* Aussie Boomer	Lillypilly	300mm	1.2	1.5	1.5
4.2	*Syzygium australe* Aussie Southern	Lillypilly	300mm	1.5	5	2
5	**PROPOSED SHRUBS AND GROUNDCOVERS**					
5.1	*Allamanda cathartica* Sunee	Dwarf Yellow Allamanda	200mm	0.8	1	1.2
5.2	*Callistemon* Little John	Dwarf Bottlebrush	200mm	0.8	1	0.9
5.3	*Carissa grandiflora* Desert Star	Desert Star	200mm	0.7	1	1
5.4	*Ixora chinensis* Coral Fire	Ixora	200mm	0.8	1	1
5.5	*Ixora chinensis* Orange Dwarf Maui	Ixora Dwarf	200mm	0.8	1	1
5.6	*Russelia equisetiformis* Tangerine Falls	Tangerine Falls	200mm	0.7	1	1
5.7	*Westringia* Flat n Fruity	Prostrate Native Rosemary	200mm	1	0.3	2
5.8	*Westringia* Zena	Dwarf Rosemary	200mm	0.9	1	1
5.9	*Xanthostemon chrysanthus* Little Goldie	Dwarf Golden Penda	200mm	0.7	1	0.8

****PLANT CONTAINER SIZE:**

300mm 300mm dia minimum pot size
200mm 200mm dia minimum pot size

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

ISSUE	DATE	REASON
B	18/10/22	UPDATED ARCHITECTURAL DWGS
A	17/05/22	FOR SUBMISSION TO RRC

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/21-2022
Dated: 14 December 2022

JOB NUMBER	SHEET NO.	ISSUE	DRAWN BY
22.107	3	B	AG/ PD

February 2023

MNCE Ref: C5656

SITE BASED STORMWATER MANAGEMENT PLAN

87-93 Fitzroy Street, Rockhampton

Commissioned By
Puget Sound Pty Ltd ART Synchronicity Investment Trust

BRISBANE OFFICE
5/63 Annerley Road, Woolloongabba QLD 4102
PO Box 8380, Woolloongabba QLD 4102
T 07 3255 1877 F 07 3255 1878
W mnce.com.au ABN 68 678 825 458

IPSWICH OFFICE
18 Canning Street, North Ipswich QLD 4305
PO Box 2118, North Ipswich QLD 4305
T 07 3281 6603 F 07 3281 6602

MILANOVIC NEALE
CONSULTING ENGINEERS

REPORT CONTROL SHEET

MNCE Ref. No.:	C5656
Site:	87-93 Fitzroy Street, Rockhampton
Report Title:	Site Based Stormwater Management Plan
Report Author:	Timothy Emms

Revision / Checking

Rev No.	Date	Issued By	Signed	Authorised By	Signed
A	23/02/23	JHu		JHu	RPEQ 28828

Distribution *(CR-Courier; P-Post; H-Hand Delivered; CL-Collected; F-Fax; E-Email)

Destination	Date Sent	By*	Revision Number / Number of Copies Sent							
			Draft	A	B	C	D	E	F	G
MNCE File	-	-		1	1					
Puget Sound Pty Ltd ART Synchronicity Investment Trust	23/02/23	E		1						

Model File Reference

Rev No.	MUSIC File Name	ICM File Name	Rational Method File Name
A	C5656-230223-CALCS-MUSIC-REVC	N/A	C5656-230210-RM CALC-REVA

TABLE OF CONTENTS

1 INTRODUCTION

1.1 Overview and Background

This report has been prepared to support a proposed commercial development over Lots 1 & 2 on RP604178, Lot 2 on RP878798, Lot 2 on RP603146, and Lot 34 on SP107136 at 87-93 Fitzroy Street, Rockhampton. The site is located within the Rockhampton Regional Council local government area and has a total area of approximately 0.342ha. Figure 1.1 below provides an aerial locality of the site and adjacent areas.

Figure 1.1: Subject site bound by Fitzroy Street to the north, George Street to the west and Campbell Lane to the east (RRPS Maps)

The proposed development involves the construction of two takeaway food outlets. Refer Appendix A for proposed development layout.

The site is currently occupied by two commercial buildings and site flows predominantly drain to the rear towards Campbell Lane in a south easterly direction at a grade of approximately 1. Rockhampton Regional Council's infrastructure mapping indicates that no municipal stormwater infrastructure is located within the vicinity of the subject site

and site runoff is therefore considered to discharge as overland sheet flow before being captured by Council drainage infrastructure within Denham and Campbell Street approximately 160m south of the subject site. Refer to Figure 1.2 on the below for Council stormwater infrastructure mapping.

Figure 1.2: Municipal Stormwater Infrastructure (RRC Maps)

Rockhampton Regional Council Flooding overlay maps indicate that the site is not considered to be flood affected.

1.2 Objectives and Scope

Milanovic Neale Consulting Engineers have been commissioned by Puget Sound Pty Ltd ART Synchronicity Investment Trust to undertake an assessment of stormwater quality and quantity impacts associated with the proposed development. Stormwater management strategies are also to be identified for the proposed development as required.

The scope of works undertaken for this project shall be for the assessment of the pre and post development stormwater discharge and undertake preliminary design and commentary of any mitigation devices required to control site discharge if required.

This report has been prepared to supersede the previously prepared Site Based Stormwater Management Plan (MIS-1019/R02) prepared by Premise dated 01/03/2022. Updates to the stormwater quality and quantity components of the site have been made due to adjustments to the internal layout, and subsequent ability to provide swales as shown on the Concept Stormwater Layout Plan within the above mentioned report.

2 DATA

2.1 State and Local Government Policies

The *Rockhampton Region Planning Scheme (2015) – Version 2.2*, the *Queensland Urban Drainage Manual (QUDM 2017)*, *Australian Rainfall and Runoff: A Guide to Flood Estimation (2019)* and *Healthy Land and Water (2018) MUSIC Modelling Guidelines* has been used as a guide to establish the required stormwater objectives and requirements for the development.

2.2 Level and Modelling Data

A detailed survey undertaken by Capricorn Survey Group CQ on the 1st February 2022 which comprises of surface level contours at 0.25m intervals.

Rainfall data relative to the subject site was extracted from AR&R 2016 through the IFD tool on the Bureau of Meteorology website.

3 OPPORTUNITIES AND CONSTRAINTS

3.1 Site Opportunities

Site flows currently free drain from site as overland sheet flow and the proposed development offers the opportunity to improve flow capture and reduce nuisance flows affecting adjacent neighbouring properties.

3.2 Site Constraints

Due to limited fall across the existing site and development space restrictions, it will be difficult to implement large-scale or underground water quality treatment measures.

4 WATER QUALITY MANAGEMENT

This section of the report will provide an assessment of the development against State and Local Government legislation to identify water quality management measures to be adopted for the proposed development.

4.1 Risk Category

The *State Planning Policy – July 2017* identifies developments as high risk with respect to stormwater quality if any of the following criteria are triggered:

1. Material change of use urban purposes that involves a land area greater than 2,500m^2 that:
    a. Will result in an impervious area greater than 25 percent of the net developable area; or
    b. Will result in six or more dwellings, or
2. Reconfiguring a Lot for urban purposes that involves a land area greater than 2,500m^2 and will result in 6 or more Lots: or
3. Operational work for urban purposes that involves disturbing more than 2,500m^2 of land;

With respect to the above, the proposed development is considered high risk with regards to stormwater quality as operational works are proposed over an area greater than 2500m^2 and will result in an impervious area greater than 25% of the net developable area.

4.2 Water Quality Objectives

4.2.1 Construction Phase

The *Urban Stormwater Quality Guidelines 2010* identify that eroded soils and litter are major pollutant sources during construction activity. There is also potential for hydro-modification of streams due to increased run-off coefficients when subsoils are exposed, for longer term major developments. Water sensitive urban design principles and reducing erosion during construction are fundamental to achieving water quality objectives in relevant waterways.

It is therefore proposed to prepare an erosion and sediment management plan during the operational works phase of the development which will incorporate a range of control measures to be implemented during the construction phase of the project.

4.2.2 Operational Phase

The key pollutants generated by various developments during the operational (post-construction) phase of residential developments are outlined below. Those presented in bold text are identified as the key pollutants to be targeted for treatment, and have been selected with consideration of the proposed operational activities and processes to be undertaken on the site.

- **Litter**
- **Sediment**
- Oxygen demanding substances (possibly present)
- **Nutrients (nitrogen & phosphorus)**
- Pathogens / Faecal coliforms (possibly present)
- **Hydrocarbons**
- **Heavy Metals (often associated with fine sediment)**
- **Surfactants**
- Organochlorines & organophospates (unlikely to be present)
- Thermal pollution
- pH altering substances (possibly present)

If during the operational phase, no major sources of oxygen demanding substances, pathogens/faecal coliforms, organochlorines & organophosphates have been identified within the site; therefore it is believed that no further consideration of these pollutants is required.

4.3 Water Quality Treatment

4.3.1 Construction Phase

Refer Section 4.2.1 for water quality treatment during construction phase.

4.3.2 Operational Phase

Stormwater quality management design objectives for the operational phase of the development are identified in the following table in accordance with the Urban Stormwater Quality Guidelines 2010. These objectives provide an emphasis on the reduction of mean annual loadings associated with suspended sediments and nutrients in the Central Queensland (South) Region.

Table 4.1: Stormwater Quality Objectives

Region	Minimum Reductions in Mean Annual Loads from Unmitigated Development (%)			
	Total Suspended Solids (TSS)	Total Phosphorus (TP)	Total Nitrogen (TN)	Gross Pollutants > 5mm (GP)
Central Queensland	85	60	45	90

4.4 Water Quality Treatment

4.4.1 Model Selection

To determine on site pollutant generation, discharge concentrations of target pollutants and the effectiveness of Stormwater Quality Improvement Devices the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) has been used to model the development proposal.

4.4.2 MUSIC Model Configuration

The following sections identify the modelling parameters used in the configuration of the MUSIC Model adopted for the development. The following figure provides a screenshot of the MUSIC model schematic for reference. Refer Appendix B for associated MUSIC model summary report and Appendix A for catchment plan.

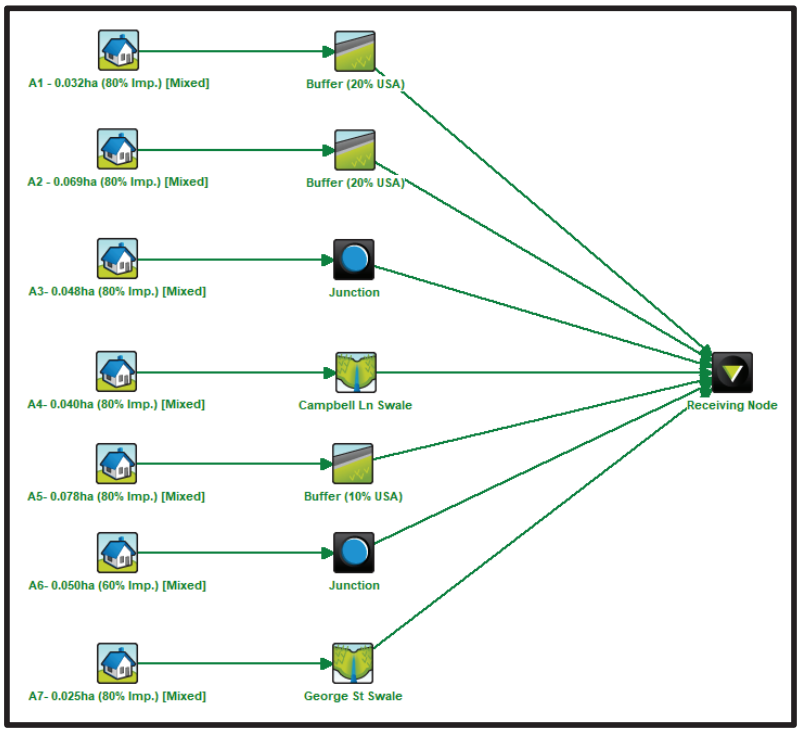


Figure 4.1: MUSIC Model Layout

4.4.2.1 Meteorological and Time Step

Meteorological Data used in the MUSIC model has been identified in accordance with *Healthy Land and Water (2018) MUSIC Modelling Guidelines*, incorporating the following parameters:

Rainfall Period: 01/01/2000 12:00 AM to 31/12/2010 11:54 PM

Rainfall Station: 39083 ROCKHAMPTON

A model time step of 6 minutes has also been adopted as recommended in Section 3.2 of *Healthy Land and Water (2018) MUSIC Modelling Guidelines.*

4.4.2.2 Catchment Properties

The MUSIC model for the development adopts a lumped catchment approach, in accordance with Table 3.7 in the *Healthy Land and Water (2018) MUSIC Modelling Guidelines*. Table 4.2 provides a summary of the catchment data used in the MUSIC analysis.

Table 4.2: MUSIC Catchment Parameters

Catchment Name	Area (ha)	Fraction Impervious (%)	MUSIC Source Node
A	0.032	80	Commercial
B	0.069	80	
C	0.048	80	
D	0.040	80	
E	0.078	80	
F	0.050	60	
G	0.025	80	

4.4.2.3 Rainfall Runoff Parameters

The following table provides a summary of the rainfall runoff parameters adopted for the source nodes used in the MUSIC analysis which has been extracted from Table 3.8 of the *Healthy Land and Water (2018) MUSIC Modelling Guidelines.*

Table 4.3: MUSIC Source Node Base and Storm Flow Concentration Parameters (Commercial Use)

Land Use	Parameter	Total Suspended Solids (Log_{10} mg/L)		Total Phosphorus (Log_{10} mg/L)		Total Nitrogen (Log_{10} mg/L)	
Commercial	Mean	0.78	2.16	-0.60	-0.39	0.32	0.37
	Std Deviation	0.39	0.38	0.50	0.34	0.30	0.34

4.4.2.4 Pollutant Export Parameters

The following table provides a summary of the pollutant export parameters for lumped catchment surface types which have been adopted for the source nodes used in the MUSIC analysis. This information has been extracted from Table A1.2 of the *Healthy Land and Water (2018) MUSIC Modelling Guidelines*

Table 4.4: MUSIC Catchment Parameters (Commercial Use)

Parameter	Quantity
Rainfall Threshold (mm)	1
Soil Storage Capacity (mm)	18
Initial Storage (%)	10
Field Capacity (mm)	80
Infiltration Capacity Coefficient A	243
Infiltration Capacity Coefficient B	0.6
Daily Recharge Rate (%)	0.0
Daily Base-Flow Rate (%)	31
Daily Seepage Rate (%)	0

4.4.3 Developed Unmitigated Conditions

MUSIC Modelling has been performed to determine the pollutant export and corresponding concentrations from the development site under the proposed conditions. The mean annual loads that have been estimated for proposed unmitigated conditions are given in Table 4.5 below, also shown are the mean annual load percentage reductions required to meet current State Planning Policy objectives.

Table 4.5: MUSIC Unmitigated Mean Annual Loads (kg/yr)

Pollutant	Unmitigated Mean Annual Load (kg/yr)	Reduction required to meet Council Requirements (%)
Total Suspended Solids (TSS)	519	85
Total Phosphorous (TP)	1.38	60
Total Nitrogen (TN)	7.88	45
Gross Pollutants (GP)	63.8	90

Refer Appendix B for MUSIC summary report.

4.4.4 Developed Mitigated Conditions

In the absence of underground municipal infrastructure and the level constraints associated with the development site, the proposed treatment system is limited to the formation of two drainage swales located to the south west and south east corners of the site. Grassed landscape areas are also proposed along the perimeter of the site which will receive site flows and act as a buffer prior to sheet flow release to the adjoining verge. It is noted that proposed development design allows for the majority of site flows to interact with landscaped areas prior to release from site.

The proposed treatment train may be summarised as follows:

- Catchments A and B are to sheet flow into landscaping areas proposed along the northern end of the site's eastern boundary.
- Catchments C and F are to free drain to Campbell Lane and George Street respectively via. site access crossovers.
- Catchment E is to sheet flow into landscaped area proposed along northern end of site's western boundary.
- Catchment D flows are to sheet flow into drainage swales (average top width of 1m) along the site's eastern and southern boundary and combined flows are conveyed to the existing Campbell Lane carriageway at natural surface.
- Catchment G flows are to sheet flow into drainage swales (average top width of 1m) along the site's western and southern boundary and combined flows are conveyed to the George St carriageway via. intake pit and kerb outlet.

Refer below table for primary MUSIC model swale parameters.

Table 4.6: MUSIC Model Swale Parameters

Swale Catchment	Length (m)	Mean Bed Slope (%)	Mean Top Width (m)	Mean Depth (m)	Mean Vegetation Height (m)
D	43	2	1.0	0.20	0.1
G	32	1	1.0	0.20	0.1

The table below outlines pollutant load reductions which have been achieved through the implementation of the proposed stormwater treatment train.

Table 4.7: MUSIC Model Removal Efficiencies

Pollutant	Unmitigated Mean Annual Load (kg/yr)	Mitigated Mean Annual Load (kg/yr)	Reduction required to meet Council Requirements (%)	Removal Efficiency Achieved (%)
Total Suspended Solids (TSS)	519	230	85	56
Total Phosphorous (TP)	1.38	0.85	60	38
Total Nitrogen (TN)	7.88	6.34	45	20
Gross Pollutants (GP)	63.8	51.5	90	20

While it is noted that the development does not meet pollutant load reduction targets for assessable pollutants, a notable reduction is achieved in TSS and TP. The lesser reduction in TN and GP is due to the treatment limitations associated with the vegetated swales, the reliance on landscaped buffers rather than drainage swales due to topographical constraints and the presence of sizeable free drain areas which cannot be drained to proposed drainage swales or landscaped areas. Despite this, the proposed treatment system is considered to offer the most practical outcome for the development due to site level constraints and the absence of underground municipal stormwater drainage within the vicinity of the site.

5 WATER QUANTITY MANAGEMENT

This section of the report will provide an assessment of the pre and post development stormwater discharge and undertake preliminary design and commentary of any mitigation devices required to control site discharge.

5.1 Existing Condition

This section of the report will analyse and comment on the existing site stormwater discharge conditions. The Rational Method will be used to generate the peak flows from the site for all storm events up to an including the 1% AEP storm event.

5.2 Existing Hydrologic Model

5.2.1 Catchment Parameters

An examination of the existing site land topography and land use was undertaken to quantify the number of sub catchments and sub catchment areas applicable for the site. It was established that the existing site comprises of three fundamental sub catchments being roof, hardstand and vegetated areas.

Based on the methods outlined in QUDM, the following parameters were used to estimate the peak runoff generated from the site. Refer Appendix C for detailed rational method calculation summary.

Table 5.1: Rational Method Parameters

Catchment Description	Sub-Catchment Description	Area (ha)	Runoff Coefficient (C10)	Time of Concentration (mins)
George Street	Roof	0.024	0.90	15
	Hardstand	0.064	0.88	15
	Vegetation	0.012	0.70	15
Campbell Lane	Roof	0.008	0.90	15
	Hardstand	0.092	0.88	15
	Vegetation	0.142	0.70	15

5.2.2 Existing Hydrological Results

The following table provides the results of the Rational Method for existing peak discharges up to and including the 1% AEP storm event.

Table 5.2: Existing Site Peak Discharges

Storm Event	George Street Rational Method Peak Runoff (m^3/s)	Campbell Lane Rational Method Peak Runoff (m^3/s)
39% AEP	0.019	0.040
18% AEP	0.028	0.060
10% AEP	0.034	0.074
5% AEP	0.041	0.089
2% AEP	0.052	0.115
1% AEP	0.059	0.132

5.3 Developed Conditions

This section of the report will analyse and comment on the developed site stormwater discharge conditions. The Rational Method will be used to generate the peak flows from the site for all storm events up to and including the 1% AEP storm event.

5.4 Developed Hydrological Model

5.4.1 Catchment Parameters

An examination of the developed site land topography and land use was undertaken to establish the quantity of sub catchments applicable to the proposed development. Three fundamental sub catchments were considered for the site; being the roof, hardstand, and vegetation areas.

Based on the methods outlined in QUDM, the following parameters were used to estimate the peak runoff generated from the site. Refer Appendix C for detailed rational method calculation summary.

Table 5.3: Rational Method Parameters

Catchment Description	Sub-Catchment Description	Area (ha)	Runoff Coefficient (C10)	Time of Concentration (mins)
George Street	Roof	0.031	0.90	5
	Hardstand	0.103	0.88	5
	Vegetation	0.023	0.70	5
Campbell Lane	Roof	0.030	0.90	5
	Hardstand	0.133	0.88	5
	Vegetation	0.022	0.70	5

5.4.2 Developed Hydrological Results

The following table provides the results of the Rational Method for developed peak discharges up to and including the 1% AEP storm event.

Table 5.4: Developed Site Peak Discharges

Storm Event	George Street Rational Method Peak Runoff (m^3/s)	Campbell Lane Rational Method Peak Runoff (m^3/s)
39% AEP	0.041	0.048
18% AEP	0.060	0.072
10% AEP	0.075	0.089
5% AEP	0.090	0.106
2% AEP	0.114	0.135
1% AEP	0.128	0.151

5.5 Potential Impacts of Development

The following tables provides a summary of the peak runoff from the site under both existing and developed scenarios.

Table 5.5: Runoff Comparison (George Street)

Storm Event	Existing Peak Runoff (m^3/s)	Developed Peak Runoff (m^3/s)	Difference	
			+/-	%
39% AEP	0.019	0.041	0.017	89
18% SEP	0.028	0.060	0.026	93
10% AEP	0.034	0.075	0.032	94
5% AEP	0.041	0.090	0.039	95
2% AEP	0.052	0.114	0.049	94
1% AEP	0.059	0.128	0.054	92

Table 5.6: Runoff Comparison (Campbell Lane)

Storm Event	Existing Peak Runoff (m^3/s)	Developed Peak Runoff (m^3/s)	Difference	
			+/-	%
39% AEP	0.040	0.048	0.014	26
18% SEP	0.060	0.072	0.020	25
10% AEP	0.074	0.089	0.025	25
5% AEP	0.089	0.106	0.030	25
2% AEP	0.115	0.135	0.035	23
1% AEP	0.132	0.151	0.036	21

The proposed development has increased the proportion of the site that is impervious, consequently the runoff characteristics from the site will be altered as a result of the development. As demonstrated above, the development has increased runoff volumes and peak flow rates to both George St and Campbell Lane in comparison to existing conditions. A road flow capacity check of existing and developed conditions in the minor storm event (10% AEP) will therefore be undertaken for the section of Campbell Lane and George Street carriageways adjacent to the site to quantify depth, velocity, and flow hazard impacts.

5.6 Road Capacity Analysis

This section of the report aims to quantify flow depth, velocity and hazard impacts associated with the unmitigated release of minor (10% AEP) development flows to Campbell Lane and George Street. It is noted that this impact analysis is limited to site flow contributions only and does not consider external catchment areas. Road cross sections are relative to site survey data adjacent to the site's southern boundary.

5.6.1 Road Properties

Flow conveyance properties attributed to the George Street and Campbell Lane road carriageways are presented in Table 5.7 below:

Table 5.7: Existing Carriageway Properties

Parameter	George Street	Campbell Lane
Long Slope (%)	0.4	0.5
Mean Cross Slope (%)	6	8
Profile	One-Way	Trapezoidal
Base Width (m)	n/a	2.9
n	0.015	0.020
Kerb Height (m)	0.15	n/a
Qcap (m^3/s)	0.15	0.50

5.6.2 Existing Conditions

Table 5.8 below outlines road flow conditions within the adjoining road carriageways due to existing site contributions alone in the 10% AEP storm event. Refer Appendix D for calculation summary.

Table 5.8: Existing Road Flow Conditions

Parameter	George Street	Campbell Lane
Q10 (m^3/s)	0.034	0.074
Depth (m)	0.087	0.049
Velocity (m/s)	0.087	0.425
Hazard (m^2/s)	0.008	0.021

5.6.3 Developed Conditions

Table 5.9 below outlines road flow conditions within the adjoining road carriageways due to existing site contributions alone in the 10% AEP storm event. Refer Appendix D for calculation summary.

Table 5.9: Developed Conditions

Parameter	George Street	Campbell Lane
Q10 (m^3/s)	0.075	0.089
Depth (m)	0.117	0.054
Velocity (m/s)	0.143	0.450
Hazard (m^2/s)	0.017	0.024

5.6.4 Carriageway Flow Conditions Comparison

The following tables provide a comparison between existing and developed road flow conditions within George Street and Campbell Lane due to site contributions alone, up to and including the 10% AEP storm event.

Table 5.10: Road Conveyance Comparison (George Street)

Road Conditions	George Street Existing	George Street Developed	Difference (%)
Q (m^3/s)	0.034	0.075	55
Depth (m)	0.087	0.117	26
Velocity (m/s)	0.087	0.143	39
Hazard (m^2/s)	0.008	0.017	53

Table 5.11: Road Conveyance Comparison (Campbell Lane)

Road Conditions	Campbell Lane Existing	Campbell Lane Developed	Difference (%)
Q (m^3/s)	0.074	0.089	17
Depth (m)	0.049	0.054	9
Velocity (m/s)	0.425	0.450	6
Hazard (m^2/s)	0.021	0.024	13

The following conclusions may be drawn from the above local investigation:

- The proposed development is to increase flows within the adjoining road carriageways.
- Both road carriageways are considered to have sufficient capacity to convey additional development flows.
- Carriageway flow velocities and hazard are shown to increase however these values are nominal not considered to materially impact vehicle safety.

5.7 Stormwater Management Strategy

The proposed development is to achieve a lawful point of discharge via. kerb and channel discharge within George Street. Flows associated with the eastern end of the site are to sheet flow into Campbell Lane as per existing conditions.

It is noted that although peak site discharges were found to increase, site level constraints and the absence of municipal stormwater infrastructure within the vicinity of the site mean that on-site detention and underground treatment is not a practical solution for the site.

The road carriageways adjacent to the site are considered to have sufficient capacity to cater for the increase in peak site discharge in the minor storm event (10% AEP).

6 INTERPRETATION AND CONCLUSIONS

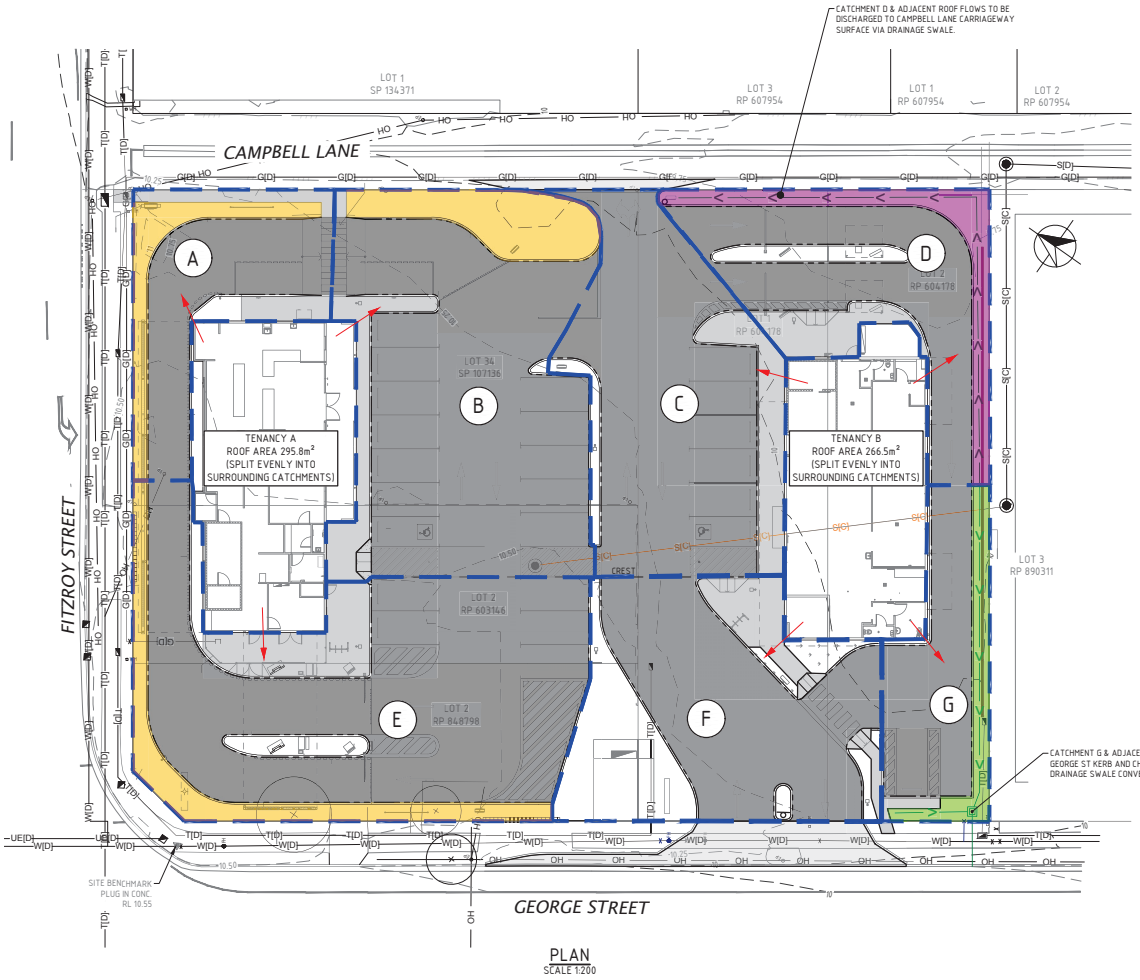
The proposed development is to achieve a lawful point of discharge via. kerb and channel discharge within George Street. Flows associated with the eastern end of the site are to sheet flow into Campbell Lane as per existing conditions. The adjoining road carriageways were found to have sufficient capacity to cater for development flows in the minor storm event (10% AEP).

The development is considered high risk with regards to stormwater quality but does not meet pollutant load reduction targets for assessable pollutants. A notable reduction is achieved in TSS and TP, with a lesser reduction in TN and GP considered to be due to the treatment limitations associated with vegetated swales, the reliance on landscaped buffers rather than drainage swales due to topographical constraints and the presence of sizeable free drain areas which cannot be drained to proposed drainage swales or landscaped areas.

Despite this, the proposed treatment system is considered to offer the most practical outcome for the development due to site level constraints and the absence of underground municipal stormwater drainage within the vicinity of the site.

Refer Appendix A for the proposed stormwater management layout.

APPENDIX A: PROPOSED DEVELOPEMNT LAYOUT



CATCHMENT D & ADJACENT ROOF FLOWS TO BE DISCHARGED TO CAMPBELL LANE CARRIAGEWAY SURFACE VIA DRAINAGE SWALE.

CATCHMENT G & ADJACENT ROOF FLOWS TO BE DISCHARGED TO GEORGE ST KERB AND CHANNEL VIA KERB OUTLET FOLLOWING DRAINAGE SWALE CONVEYANCE TO DOWNSTREAM INLET PIT.

PLAN
SCALE 1:200

NOTE:
ALL SITE CATCHMENTS (WITH THE EXCEPTION OF D, G & ADJACENT ROOF AREAS) TO SHEET FLOW ACROSS VERGE INTO ADJACENT ROAD CARRIAGEWAYS.

LEGEND

- EXISTING CONTOURS
- PROPOSED STORMWATER DRAINAGE
- PROPOSED SWALE
- PROPOSED FOOTPATH
- PROPOSED TRAFFICABLE PAVEMENT
- PROPOSED CATCHMENT BOUNDARY
- A — DRAINAGE CATCHMENT NUMBER
- CAMPBELL LANE SWALE
- GEORGE STREET SWALE
- LANDSCAPE BUFFER AREA

MUSIC CATCHMENT PROPERTIES

CATCHMENT NAME	AREA (HA)	FRACTION IMPERVIOUS (%)
A	0.032	80
B	0.069	80
C	0.048	80
D	0.040	80
E	0.078	80
F	0.050	60
G	0.025	80

WORKPLACE HEALTH AND SAFETY NOTE:
ALL WORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION. PHONE No. 1300 362 128.

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CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
BRISBANE PH No. (07) 3255 1877
IPSWICH PH No. (07) 3281 6603
SYDNEY PH No. 1300 827 901
GOLD COAST PH No. 1300 827 901
CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

CLIENT: PUGET SOUND PTY LTD

PROJECT: 87-93 FITZROY STREET, ROCKHAMPTON

TITLE: STORMWATER QUALITY CATCHMENT PLAN

DRAWN	DESIGNED	DATE
SH	CFR	FEB 2023
CHECKED	APPROVED	
JHU		

DRAWING No. C5656 - CD04
REV. A

APPENDIX B: MUSIC MODEL SUMMARY

Receiving Node

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Treatment Train Effectiveness

	Flow (ML/yr)	TSS (kg/yr)	TP (kg/yr)	TN (kg/yr)	Gross Pollutants (kg/yr)
Sources	2.48	519	1.38	7.88	63.8
Residual Load	2.48	230	0.851	6.34	51.5
% Reduction	0.0	55.6	38.1	19.6	19.4

APPENDIX C: RATIONAL METHOD CALCULATION SUMMARY

MILANOVIC NEALE
CONSULTING ENGINEERS

LEGEND:

TOTAL SITE AREA = 0.342ha

ROOF TO GEORGE STREET
A = 0.024

HARDSTAND TO GEORGE STREET
A = 0.064

VEGETATION TO GEORGE STREET
A = 0.012

ROOF TO CAMPBELL LANE
A = 0.008

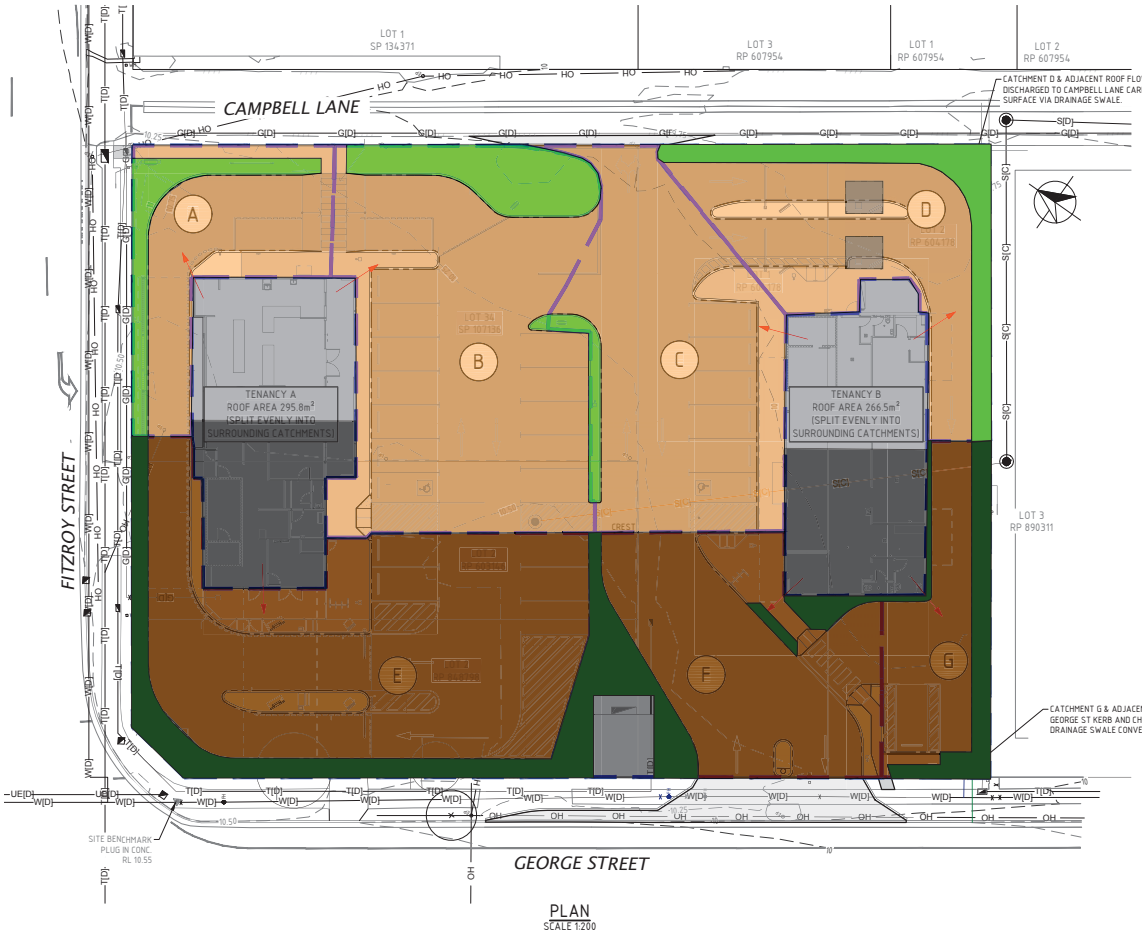
HARDSTAND TO CAMPBELL LANE
A = 0.092

VEGETATION TO CAMPBELL LANE
A = 0.142

NOT FOR CONSTRUCTION

MILANOVIC NEALE
CONSULTING ENGINEERS
BRISBANE OFFICE
5/63 Annerley Road, Woolloongabba QLD 4102
PO Box 8380, Woolloongabba QLD 4102
T 07 3255 1877 F 07 3255 1878
IPSWICH OFFICE
18 Canning Street, North Ipswich QLD 4305
PO Box 2118, North Ipswich QLD 4305
T 07 3281 6603 F 07 3281 6602
W mnce.com.au ABN 68 678 825 458

EXISITNG CATCHMENT AREAS PLAN
C5656-230222-SK01-REVA
DRAWN BY TE
DATE 22/02/2023
SCALE 1:200 @ A1



PLAN
SCALE 1:200

NOTE:
ALL SITE CATCHMENTS (WITH THE EXCEPTION OF D, G & ADJACENT ROOF AREAS) TO SHEET FLOW ACROSS VERGE INTO ADJACENT ROAD CARRIAGEWAYS.

LEGEND:

ROOF TO GEORGE STREET
A = 0.031

HARDSTAND TO GEORGE STREET
A = 0.103

VEGETATION TO GEORGE STREET
A = 0.023

ROOF TO CAMPBELL LANE
A = 0.030

HARDSTAND TO CAMPBELL LANE
A = 0.133

VEGETATION TO CAMPBELL LANE
A = 0.022

WORKPLACE HEALTH AND SAFETY NOTE:
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CIVIL
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PROJECT MANAGEMENT
BRISBANE PH No. (07) 3255 1877
IPSWICH PH No. (07) 3281 6603
SYDNEY PH No. 1300 827 901
GOLD COAST PH No. 1300 827 901
CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

CLIENT	PUGET SOUND PTY LTD
PROJECT	87-93 FITZROY STREET, ROCKHAMPTON
TITLE	PROPOSED CATCHMENT AREAS PLAN
DRAWN	SH
DESIGNED	CFR
DATE	FEB 2023
CHECKED	JHU
APPROVED	
DRAWING No.	C5656 - SK02
REV.	A

RATIONAL METHOD CALCULATIONS - EXISTING SITE TO GEORGE STREET

Job Reference	C5656
Site Address	87-93 Fitzroy Street, Rockhampton
Council	Rockhampton Regional Council

Number of Sub-Catchments	3	
Minor Storm Event	10% AEP	*(As per QUDM Table 7.02.1)*
Major Storm Event	1% AEP	*(As per QUDM Table 7.02.1)*

Subcatchment Summary Table

Number	*Catchment Name*	*Catchment Description*	C_{10}	*tc*
1	Roof	Impervious Roof	0.90	15
2	Hardstand	Significant paved areas	0.88	15
3	Vegetation	Open Space (eg parks)	0.70	15

Site C_{10} 0.86

Catchment Calculations (Major and Minor Storm ARI's)

Number	*Area*	*C10*	*I10*	*10% AEP*	*C100*	*I100*	*1% AEP*
	ha		*mm/hr*	*m^3/s*		*mm/hr*	*m^3/s*
1	0.024	0.90	142	0.009	1.00	216	0.014
2	0.064	0.88	142	0.022	1.00	216	0.038
3	0.012	0.70	142	0.003	0.84	216	0.006

Total Runoff	Minor	0.034	*m^3/s*
	Major	0.059	*m^3/s*
Total Area		0.100	*ha*

Overland Flow Calculations		
Trunk SW Infrastructure		
Pipe Diameter	N/A	*m*
Number of Pipes		
Grade		*m/m*
mannings		
Pipe Capacity		*m^3/s*
Pipe Velocity		*m/s*
Capacity @ 3m/s		*m^3/s*
Overland Flow		*m^3/s*

Runoff Summary		
Freq.	*Peak Discharge*	
4 EY	0.008	*m^3/s*
63% AEP	0.016	*m^3/s*
39% AEP	0.019	*m^3/s*
15% AEP	0.028	*m^3/s*
10% AEP	0.034	*m^3/s*
5% AEP	0.041	*m^3/s*
2% AEP	0.052	*m^3/s*
1% AEP	0.059	*m^3/s*

RATIONAL METHOD CALCULATIONS - DEVELOPED SITE TO GEORGE STREET

Job Reference	C5656
Site Address	87-93 Fitzroy Street, Rockhampton
Council	Rockhampton Regional Council

Number of Sub-Catchments	3	
Minor Storm Event	10% AEP	*(As per QUDM Table 7.02.1)*
Major Storm Event	1% AEP	*(As per QUDM Table 7.02.1)*

Subcatchment Summary Table

Number	*Catchment Name*	*Catchment Description*	C_{10}	*tc*
1	Roof	Impervious Roof	0.90	5
2	Hardstand	Significant paved areas	0.88	5
3	Vegetation	Open Space (eg parks)	0.70	5

Site C_{10} 0.86

Catchment Calculations (Major and Minor Storm ARI's)

Number	*Area*	*C10*	*I10*	*10% AEP*	*C100*	*I100*	*1% AEP*
	ha		*mm/hr*	*m ³/s*		*mm/hr*	*m³/s*
1	0.031	0.90	200	0.016	1.00	300	0.026
2	0.103	0.88	200	0.050	1.00	300	0.086
3	0.023	0.70	200	0.009	0.84	300	0.016

Total Runoff	Minor	0.075	*m³/s*
	Major	0.128	*m³/s*
Total Area		0.157	*ha*

Overland Flow Calculations		
Trunk SW Infrastructure		
Pipe Diameter	N/A	*m*
Number of Pipes		
Grade		*m/m*
mannings		
Pipe Capacity		*m^3/s*
Pipe Velocity		*m/s*
Capacity @ 3m/s		*m^3/s*
Overland Flow		*m^3/s*

Runoff Summary		
Freq.	*Peak Discharge*	
4 EY	0.017	*m^3/s*
63% AEP	0.034	*m^3/s*
39% AEP	0.041	*m^3/s*
15% AEP	0.060	*m^3/s*
10% AEP	0.075	*m^3/s*
5% AEP	0.090	*m^3/s*
2% AEP	0.114	*m^3/s*
1% AEP	0.128	*m^3/s*

RATIONAL METHOD CALCULATIONS - EXISTING SITE TO CAMPBELL LANE

Job Reference	C5656
Site Address	87-93 Fitzroy Street, Rockhampton
Council	Rockhampton Regional Council

Number of Sub-Catchments	3	
Minor Storm Event	10% AEP	*(As per QUDM Table 7.02.1)*
Major Storm Event	1% AEP	*(As per QUDM Table 7.02.1)*

Subcatchment Summary Table

Number	*Catchment Name*	*Catchment Description*	C_{10}	*tc*
1	Roof	Impervious Roof	0.90	15
2	Hardstand	Significant paved areas	0.88	15
3	Vegetation	Open Space (eg parks)	0.70	15

Site C_{10} 0.78

Catchment Calculations (Major and Minor Storm ARI's)

Number	*Area*	*C10*	*I10*	*10% AEP*	*C100*	*I100*	*1% AEP*
	ha		*mm/hr*	*m ³/s*		*mm/hr*	*m³/s*
1	0.008	0.90	142	0.003	1.00	216	0.005
2	0.092	0.88	142	0.032	1.00	216	0.055
3	0.142	0.70	142	0.039	0.84	216	0.072

Total Runoff	Minor	0.074 *m³/s*
	Major	0.132 *m³/s*
Total Area		0.242 *ha*

Overland Flow Calculations

Trunk SW Infrastructure	
Pipe Diameter	N/A *m*
Number of Pipes	
Grade	*m/m*
mannings	
Pipe Capacity	*m^3/s*
Pipe Velocity	*m/s*
Capacity @ 3m/s	*m^3/s*
Overland Flow	*m^3/s*

Runoff Summary

Freq.	*Peak Discharge*	
4 EY	0.017	*m^3/s*
63% AEP	0.034	*m^3/s*
39% AEP	0.040	*m^3/s*
15% AEP	0.060	*m^3/s*
10% AEP	0.074	*m^3/s*
5% AEP	0.089	*m^3/s*
2% AEP	0.115	*m^3/s*
1% AEP	0.132	*m^3/s*

RATIONAL METHOD CALCULATIONS - DEVELOPED SITE TO CAMPBELL LANE

Job Reference	C5656
Site Address	87-93 Fitzroy Street, Rockhampton
Council	Rockhampton Regional Council

Number of Sub-Catchments	3	
Minor Storm Event	10% AEP	*(As per QUDM Table 7.02.1)*
Major Storm Event	1% AEP	*(As per QUDM Table 7.02.1)*

Subcatchment Summary Table

Number	*Catchment Name*	*Catchment Description*	C_{10}	*tc*
1	Roof	Impervious Roof	0.90	5
2	Hardstand	Significant paved areas	0.88	5
3	Vegetation	Open Space (eg parks)	0.70	5

Site C_{10} 0.86

Catchment Calculations (Major and Minor Storm ARI's)

Number	*Area*	*C10*	*I10*	*10% AEP*	*C100*	*I100*	*1% AEP*
	ha		*mm/hr*	*m³/s*		*mm/hr*	*m³/s*
1	0.030	0.90	200	0.015	1.00	300	0.025
2	0.133	0.88	200	0.065	1.00	300	0.111
3	0.022	0.70	200	0.009	0.84	300	0.015

Total Runoff	Minor	0.089	*m³/s*
	Major	0.151	*m³/s*
Total Area		0.185	*ha*

Overland Flow Calculations		
Trunk SW Infrastructure		
Pipe Diameter	N/A	*m*
Number of Pipes		
Grade		*m/m*
mannings		
Pipe Capacity		*m^3/s*
Pipe Velocity		*m/s*
Capacity @ 3m/s		*m^3/s*
Overland Flow		*m^3/s*

Runoff Summary		
Freq.	*Peak Discharge*	
4 EY	0.020	*m^3/s*
63% AEP	0.041	*m^3/s*
39% AEP	0.048	*m^3/s*
15% AEP	0.072	*m^3/s*
10% AEP	0.089	*m^3/s*
5% AEP	0.106	*m^3/s*
2% AEP	0.135	*m^3/s*
1% AEP	0.151	*m^3/s*

APPENDIX D: ROAD CAPACITY CALCULATION SUMMARY

GEORGE STREET ROAD CAPACITY COMPARISON
83-91 FIT ROY STREET ROCKHAMPTON

OVERALL CONDITIONS

Road Capacity of Roads with kerb and channel		
Izzards Equation		
QUDM EQUATION 7.03		
		
Flow Correction Factor (F)	0.9	
Cross slope gradient (Z)	16.2	*1 in x*
mannings roughness (n)	0.015	
long slope of road (S)	0.004	*m/m*
maximum depth of flow (d)	0.15	*m*
Road Width	9.039	*m*
Flow Area	0.678	*m^2*
Velocity	0.216	*m/s*
VDP	0.032	*m^2/s*
Capacity (Q)	0.146	*m^3/s*

EXISTING CONDITIONS

Road Capacity of Roads with kerb and channel		
Izzards Equation		
QUDM EQUATION 7.03		
		
Flow Correction Factor (F)	0.9	
Cross slope gradient (Z)	16.2	*1 in x*
mannings roughness (n)	0.015	
long slope of road (S)	0.004	*m/m*
maximum depth of flow (d)	0.087	*m*
Road Width	9.039	*m*
Flow Area	0.393	*m^2*
Velocity	0.087	*m/s*
VDP	0.008	*m^2/s*
Capacity (Q)	0.034	*m^3/s*

DEVELOPED CONDITIONS

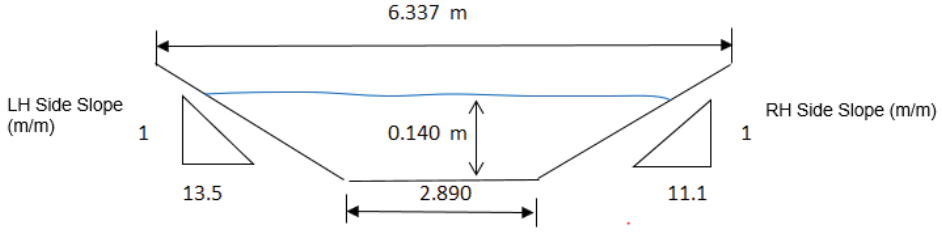
Road Capacity of Roads with kerb and channel		
Izzards Equation		
QUDM EQUATION 7.03		
		
Flow Correction Factor (F)	0.9	
Cross slope gradient (Z)	16.2	*1 in x*
mannings roughness (n)	0.015	
long slope of road (S)	0.004	*m/m*
maximum depth of flow (d)	0.117	*m*
Road Width	9.039	*m*
Flow Area	0.529	*m^2*
Velocity	0.143	*m/s*
VDP	0.017	*m^2/s*
Capacity (Q)	0.075	*m^3/s*

CAMPBELL LANE ROAD CAPACITY COMPARISON
83-91 FIT ROY STREET ROCKHAMPTON

OVERALL CONDITIONS

Hydraulics (Manning's Equation)	
Design Q (m^3/s)	0.500
Manning's n	0.020
Long Slope (m/m)	0.005
Base Width (m)	2.890
LH Side Slope (m/m)	0.074
RH Side Slope (m/m)	0.090

Channel Flow Conditions	
Depth (m)	0.140
Area (m^2)	0.646
Wet Perimeter (m)	6.349
Hydraulic Radius (m)	0.102
Top Width (m)	6.337
Velocity (m/s)	0.770
VD Product (m^3/s)	0.108
Velocity Head	0.030
Froude Number	0.135

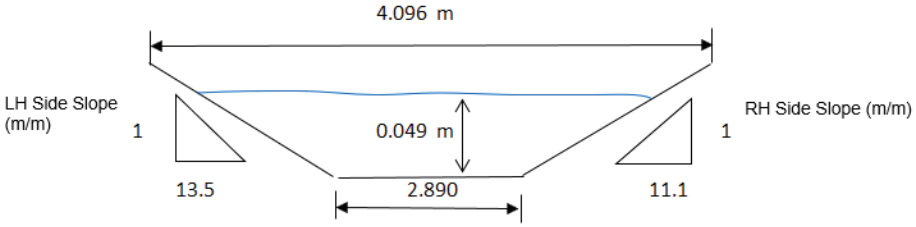


Velocity =	0.770	*m/s*
Velocity Depth Product =	0.108	m^2/s
Long. Slope	0.50%	*%*
Freeboard Required	-	*m*
150mm Freeboard. Depth =	0.140	*m*
LH Batter Horiz. Length =	1.892	*m*
RH Batter Horiz. Length =	1.556	*m*
Total Width =	6.337	*m*

EXISTING CONDITIONS

Hydraulics (Manning's Equation)	
Design Q (m^3/s)	0.074
Manning's n	0.020
Long Slope (m/m)	0.005
Base Width (m)	2.890
LH Side Slope (m/m)	0.074
RH Side Slope (m/m)	0.090

Channel Flow Conditions	
Depth (m)	0.049
Area (m^2)	0.171
Wet Perimeter (m)	4.100
Hydraulic Radius (m)	0.042
Top Width (m)	4.096
Velocity (m/s)	0.425
VD Product (m^3/s)	0.021
Velocity Head	0.009
Froude Number	0.065



Velocity =	0.425	*m/s*
Velocity Depth Product =	0.021	m^2/s
Long. Slope	0.50%	*%*
Freeboard Required	-	*m*
150mm Freeboard. Depth =	0.049	*m*
LH Batter Horiz. Length =	0.662	*m*
RH Batter Horiz. Length =	0.544	*m*
Total Width =	4.096	*m*

Document Set ID: 4041215
Version: 1, Version Date: 05/04/2023

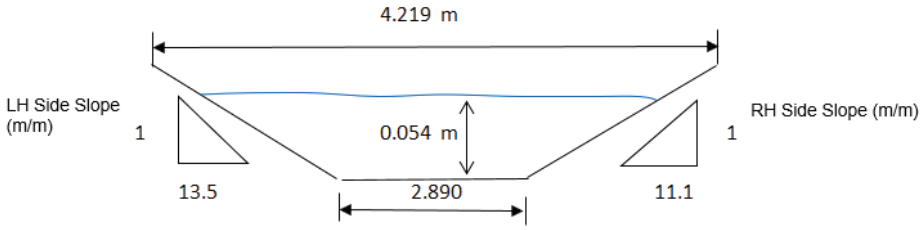
DEVELOPED CONDITIONS

Hydraulics (Manning's Equation)

Design Q (m^3/s)	0.089
Manning's n	0.020
Long Slope (m/m)	0.005
Base Width (m)	2.890
LH Side Slope (m/m)	0.074
RH Side Slope (m/m)	0.090

Channel Flow Conditions

Depth (m)	0.054
Area (m^2)	0.192
Wet Perimeter (m)	4.224
Hydraulic Radius (m)	0.045
Top Width (m)	4.219
Velocity (m/s)	0.450
VD Product (m^3/s)	0.024
Velocity Head	0.010
Froude Number	0.071



Velocity =	0.450	*m/s*
Velocity Depth Product =	0.024	m^2/s
Long. Slope	0.50%	*%*
Freeboard Required	-	*m*
150mm Freeboard. Depth =	0.054	*m*
LH Batter Horiz. Length =	0.730	*m*
RH Batter Horiz. Length =	0.600	*m*
Total Width =	4.219	*m*

DA ISSUE
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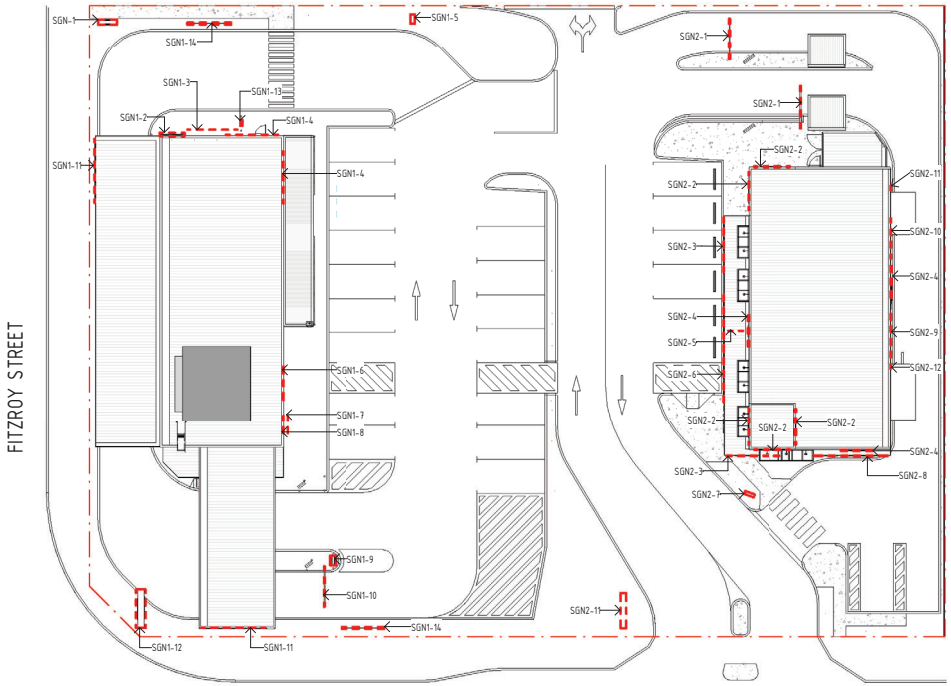
CAMPBELL LANE



FITZROY STREET

GEORGE STREET

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/21-2022
Dated: 14 December 2022

VERVE SCHEDULES DISCLAIMER:
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VERVE BUILDING DESIGN CO.
QBCC LICENCE No. 1238572
OFFICE 1, LEVEL 1, 468 LUTWYCHE RD, LUTWYCHE 4030
PH: (07) 3857 0942
E: info@vervebd.com.au

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	11.03.2022	NR	PRELIMINARY ISSUE	
A	17.05.2022	NR	DA ISSUE	
B	07.07.2022	NR	REVISED DA ISSUE	
C	13.10.2022		REVISED DA ISSUE	

Project Description
PROP. MIXED USE DEVELOPMENT
87 FITZROY ST, ROCKHAMPTON

Scale @A1 1 : 200
Date MAR 2022
Drawn NR
Approved By GH

Drawing Title
SIGNAGE PLAN

Job Number - Drawing Number 21185 Z010
Revision C

DA ISSUE

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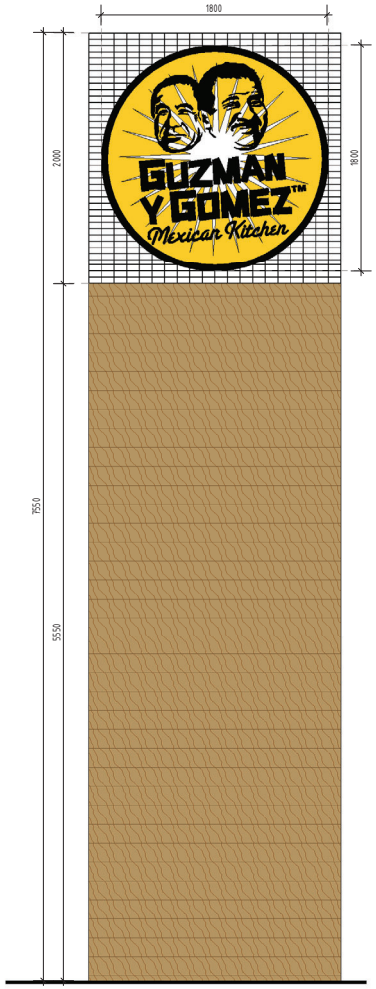
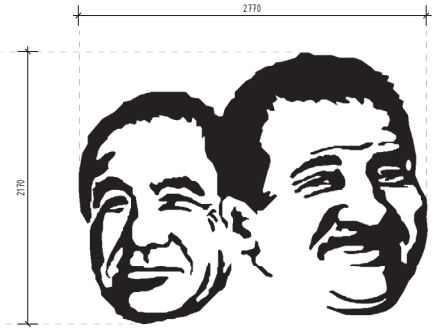
1 SGN-1 - ILLUMINATED SHARED PYLON
1 : 20



2 SGN1-2 - T1 ILLUMINATED SIGNAGE
1 : 20



3 SGN1-3 - T1 NON-ILLUMINATED SIGNAGE
1 : 20

4 SGN1-4 - T1 ILLUMINATED SIGNAGE
1 : 20
2 OFF

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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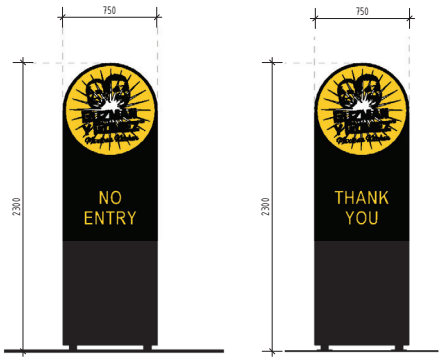
Development Permit No.: D/21-2022

Dated: 14 December 2022



7 SGN1-5 - T1 ILLUMINATED DIRECTIONAL SIGNAGE
1 : 20

6 SGN1-6 - T1 NON-ILLUMINATED SIGNAGE
1 : 20

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VERVE BUILDING DESIGN CO.

QBCC LICENCE No. 1238672
OFFICE 1, LEVEL 1, 466 LUTWYCHE RD, LUTWYCHE 4030
PH: (07) 3857 0942
E: info@vervebd.com.au

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Rev	Date	Drn	Description	Appr
P1	11.03.2022	NR	PRELIMINARY ISSUE	
A	17.05.2022	NR	DA ISSUE	
B	18.05.2022	NR	REVISED DA ISSUE	

Project Description
PROP. MIXED USE DEVELOPMENT
87 FITZROY ST, ROCKHAMPTON

Scale @A1: 1 : 20
Date: MAR 2022
Drawn: NR
Approved By: GH

Drawing Title
EXTERNAL SIGNAGE DETAILS - T1

Job Number - Drawing Number: 21185 Z011
Revision: B

DA ISSUE

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1 SGN1-7 - T1 ILLUMINATED SIGNAGE
1 : 20

2 SGN1-8 - T1 ILLUMINATED SIGNAGE
1 : 20

3 SGN1-9 - T1 ILLUMINATED DIRECTIONAL SIGNAGE
1 : 20

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APPROVED PLANS

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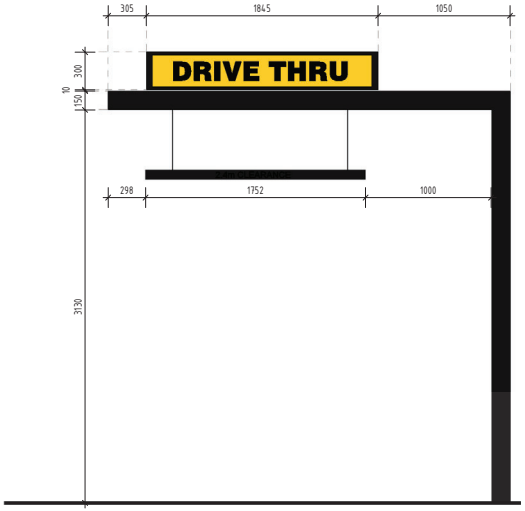
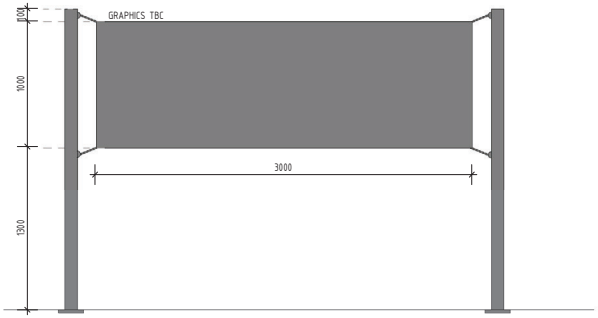
Development Permit No.: D/21-2022

Dated: 14 December 2022

5 SGN1-11 - T1 ILLUMINATED SIGNAGE
1 : 20
2 OFF

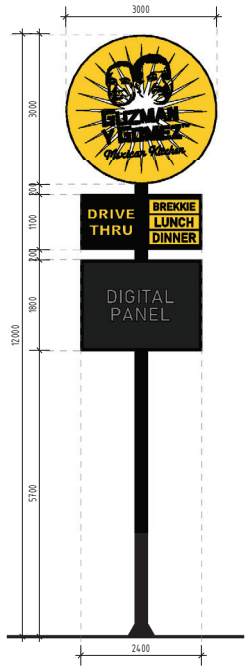


4 SGN1-10 - T1 ILLUMINATED D/THRU HT. BAR
1 : 20



9 SGN1-14 - T1 GRAPHIC SIGNAGE
1 : 20
2 OFF

8 SGN1-13 - T1 ILLUMINATED DIRECTIONAL SIGNAGE
1 : 20



6 SGN1-12 - T1 ILLUMINATED PYLON SIGN
1 : 50

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VERVE BUILDING DESIGN CO.
QBCC LICENCE No. 1238572
OFFICE 1, LEVEL 1, 468 LUTWYCHE RD, LUTWYCHE 4030
PH: (07) 3857 0942
E: info@vervebd.com.au

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	11.03.2022	NR	PRELIMINARY ISSUE	
A	17.05.2022	NR	DA ISSUE	
B	18.05.2022	NR	REVISED DA ISSUE	

Project Description: PROP. MIXED USE DEVELOPMENT
87 FITZROY ST, ROCKHAMPTON

Scale @A1: As indicated
Date: MAR 2022
Drawn: NR
Approved By: GH

Drawing Title: EXTERNAL SIGNAGE DETAILS - T1

Job Number - Drawing Number: 21185 Z012
Revision: B

DA ISSUE

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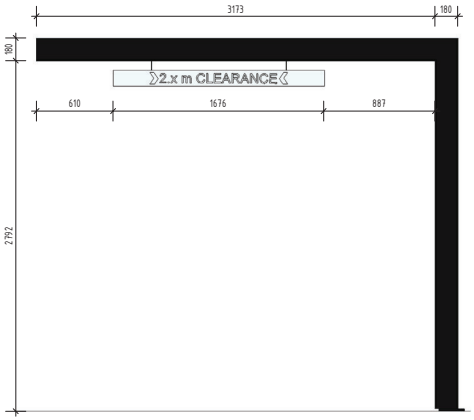

1 SGN2-1 - T2 NON-ILLUMINATED SIGNAGE
1 : 20

2 SGN2-2 - T2 ILLUMINATED SIGNAGE
1 : 20
5 OFF

3 SGN2-3 - T2 ILLUMINATED SIGNAGE
1 : 20
2 OFF

4 SGN2-4 - T2 ILLUMINATED SIGNAGE
1 : 20
3 OFF

5 SGN2-5 - T2 NON-ILLUMINATED SIGNAGE
1 : 20

6 SGN2-6 - T2 ILLUMINATED SIGNAGE
1 : 20

7 SGN2-7 - T2 ILLUMINATED DIRECTIONAL SIGNAGE
1 : 20

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APPROVED PLANS

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Development Permit No.: D/21-2022

Dated: 14 December 2022

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VERVE BUILDING DESIGN CO.

QBCC LICENCE No. 1258519
OFFICE 1, LEVEL 1, 488 LUTWYCHE RD, LUTWYCHE 4030
PH: (07) 3857 0340
E: info@verveltd.com.au

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Revision and approvals

Rev	Date	Drn	Description	Appr
P1	11.03.2022	NR	PRELIMINARY ISSUE	
A	17.05.2022	NR	DA ISSUE	

Project Description
PROP. MIXED USE DEVELOPMENT
87 FITZROY ST, ROCKHAMPTON

Scale @A1: 1 : 20
Date: MAR 2022
Drawn: NR
Approved By: GH

Drawing Title
EXTERANL SIGNAGE DETAILS - T2

Job Number - Drawing Number: 21185 Z013
Revision: A

DA ISSUE

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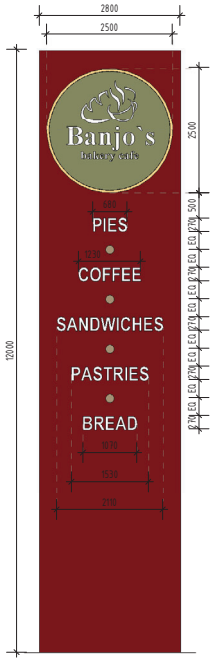
1 SGN2-8 - T2 ILLUMINATED SIGNAGE
1 : 20

2 SGN2-9 - T2 ILLUMINATED SIGNAGE
1 : 20

3 SGN2-10 - T2 ILLUMINATED SIGNAGE
1 : 20



4 SGN2-13 - T2 ILLUMINATED PYLON SIGN
1 : 50

5 SGN2-11 - T2 ILLUMINATED SIGNAGE
1 : 20

6 SGN2-12 - T2 ILLUMINATED SIGNAGE
1 : 20

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VERVE BUILDING DESIGN CO.

QBCC LICENCE No. 1258579 PH: (07) 3367 0340
OFFICE 1, LEVEL 1, 488 LUTWYCHE RD, LUTWYCHE 4030 E: info@vervebd.com.au

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Project Description: PROP. MIXED USE DEVELOPMENT
87 FITZROY ST, ROCKHAMPTON

Scale @A1: As indicated
Date: MAR 2022
Drawn: NR
Approved By: GH

Drawing Title: EXTERNAL SIGNAGE DETAILS - T2

Job Number - Drawing Number: 21185 Z014
Revision: A