

PUBLIC NOTIFICATION

**Approval Sought:**

Material Change of Use

Proposed Development:

Transport Depot and Warehouse
(existing buildings, new shed
structures & extension to office)

Where:

151, 157 and 159 Alexandra
Street, Kawana

Lot Description:

Lot 1 on RP616784

Application Reference:

D/63-2024

Make a submission from:

17 November 2025 to 5 December 2025

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: enquiries@rrc.qld.gov.au

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

For more information on planning requirements within the Rockhampton Region feel free to visit
www.rrc.qld.gov.au



DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Steven Brown Pty Ltd ATF The Steven Brown Trust T/A Brown's Express
Contact name (only applicable for companies)	Elaine Bayles (CEADS)
Postal address (P.O. Box or street address)	PO Box 1734
Suburb	Yeppoon
State	Qld
Postcode	4703
Country	Australia
Contact number	07 4925 0772
Email address (non-mandatory)	info@ceads.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	D24-026-C

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☐ Yes – the written consent of the owner(s) is attached to this development application	
☒ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		151	Alexandra Street	Kawana
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4701	3	RP607350	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		157	Alexandra Street	Kawana
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4701	1 & 2	RP607350	Rockhampton Regional Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
		159	Alexandra Street	Kawana
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4701	8	RP601940	Rockhampton Regional Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
☐ In a tidal area

Name of local government for the tidal area <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i> :	
☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Existing and Proposed Office, Covered Areas & Sheds.

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☒ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Existing and Proposed Office, Covered Areas & Sheds.

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☐ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☒ Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Transport Depot	Transport depot means the use of premises for: (a) Storing vehicles, or machinery, that are used for a commercial or public purpose; Or (b) Cleaning, repairing, or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a)		
Warehouse	Warehouse means the use of premises for: (a) Storing or distributing goods, whether or not carried out in a building; Or (b) The wholesale of goods, if the use is ancillary to the use in paragraph (a).		

8.2) Does the proposed use involve the use of existing buildings on the premises?

☒ Yes

☐ No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10))	☐ Dividing land into parts by agreement (complete 11))
☐ Boundary realignment (complete 12))	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- ☐ Yes – specify number of new lots: _____
☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Rockhampton Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
Note: A development application will require referral if prescribed by the Planning Regulation 2017.
☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
Matters requiring referral to the Chief Executive of the Planning Act 2016:
☐ Clearing native vegetation
☐ Contaminated land (<i>unexploded ordnance</i>)
☐ Environmentally relevant activities (ERA) (<i>only if the ERA has not been devolved to a local government</i>)
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place (<i>on or near a Queensland heritage place</i>)
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
☐ SEQ northern inter-urban break – community activity

- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☒ Yes

☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			



Application for Development Assessment

Material Change of Use

Impact Assessable

Commercial Sheds

Brown's Express

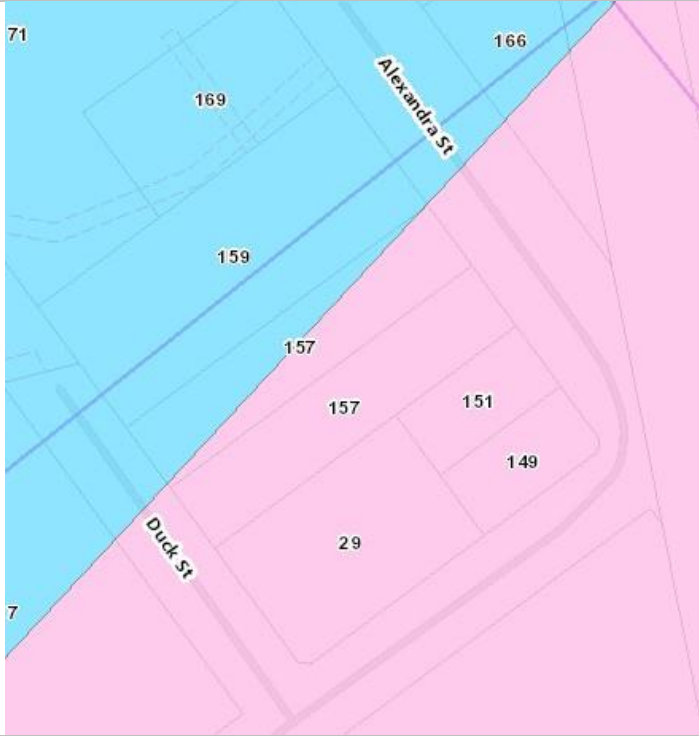
Job ref: D24-026

Application Information:

Applicant Name(s):	Brown's Express
Owner Name(s):	Steven Brown Pty Ltd ATF The Steven Brown Trust
Consultant:	Capricorn Engineering & Drafting Services (CEADS)
Contact Email:	info@ceads.com.au
Contact Phone:	(07) 4925 0772
Assessment Manager	Rockhampton Regional Council
Locality:	Kawana
Zone:	Low Impact Industry Zone
Precinct:	None Identified
Overlays:	Acid Sulfate Soils Steep Land Airport Environs
Site Description	151 - 159 Alexandra Street
Location	Kawana
RPD:	Lots 1-3 on RP607350 & Lot 8 on RP601940
Existing Use:	Transport Depot & Warehouse
Proposed Use:	Transport Depot & Warehouse (no change to existing use)
Road Frontage:	100.5m Road Frontage at Alexandra Street (Urban Arterial)
Site Area:	8902m ²
Proposed Site Cover:	Within the maximum site cover of 80%.

Proposed Height:	All buildings are under the maximum height of 10m.	
Proposed Setbacks:	Alexandra St Road Frontage: Left Side Boundary: Right Side Boundary: Rear Boundary (Duck Street):	Built to boundary. 3m. Build to boundary. Build to boundary.
Surrounding Land Uses:	Surrounding uses are Low Impact Industry.	
Topography:	The site is relatively level having already been developed.	
Easements:		
	No easements have been identified within the subject site.	
Site Services:		

Zoning:	
	Low Impact Industry Zone
Overlays:	
	Acid Sulfate Soils

	
	Airport Light Restriction Zone Airport Obstacle – Height Limit (15m & 30m) Airport Wildlife Hazard Buffer
	
	Steep Land

Browns Express have been operating from the subject site for more than ten years and the proposed covered loading zone and sheds will provide all-weather areas to compliment existing operations. The proposed development will not increase the operations or number of staff on-site.

This DA Application MCU is submitted for Impact Assessment following pre-lodgement advice from Rockhampton Regional Council.

This Town Planning Report addresses the relevant zone code and overlay codes for assessment. The Steep Land Overlay is considered not to be triggered based on the minimal area of the site located within the overlay noting that the existing development has levelled the site.

A copy of the proposed plans along with required DA Form(s) have been submitted with this application.

Summary:

This assessment prepared by CEADS as consultants for Brown's Transport finds that the existing freight transport operations and proposed buildings and structures that do not increase operations but provide improved safety (all-weather) and security are generally compliant with the Planning Scheme with justification supplied as required.

This application is submitted for approval to Rockhampton Regional Council, with payment of the appropriate lodgement fees to be made on receipt of the Fee Payment Notice.

Please do not hesitate to contact CEADS by phoning 07 4925 0772 should you have any queries or require further information to assist in the assessment of this Development Application.

Completed by: Elaine Bayles

Date: Wednesday, 22 May 2024

Low Impact Industry Code:

Performance outcomes	Acceptable outcomes	Response
Where involving a new building or expansion to an existing building		
Built form		
PO1 Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO1.1 The height of buildings and structures does not exceed ten (10) metres above ground level. AND AO1.2 Site cover does not exceed eighty (80) per cent of the total site area.	Complies: All of the existing or proposed buildings or structures have a building height under 10m. Proposed site cover has been calculated at 55.01% including covered loading areas.
PO2 Building setbacks contribute to an attractive streetscape and provide for landscaping at the front of the site.	AO2.1 Buildings are set back from street frontages: (a) within twenty (20) per cent of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings a minimum of six (6) metres.	Does not comply: The existing buildings and structures are built to boundary or within 0.5m of the boundary at Duck Street and along the right side boundary. The proposed buildings and structures are to be built to boundary at Alexandra Street and setback 3m from the left side boundary.
	AO3.1 Except where a wall is built directly against another wall, all new exterior walls are: (a) articulated so they do not exceed a length of fifteen (15) metres without a change in plane of at least 0.75 metre depth; or (b) painted with at least two colours, each of which covers at least ten (10) per cent of total exterior wall area; or (c) covered with at least two (2) different types of cladding material, each of which covers at least ten	Complies in part: If required as a condition of approval the South-East facing wall of Proposed Shed 2 can be painted at least two colours, each of which covers at least at least ten percent of the total exterior wall area. The existing office is located at the Duck Street Access to facilitate traffic management through the site as it has direct access to the Visitor Parking area.

	(10) per cent of total exterior wall area. AND AO3.2 Where applicable, the ancillary office space and sales areas of each building are sited on and oriented towards the primary street frontage.	Signage is located at the Alexandra Street access points directing visitors to the Office located on Duck Street.
PO4 Development has a pedestrian entry that is orientated towards the street and provides a positive contribution to the character of the area.	AO4.1 Pedestrian entries: (a) are visible from the street and visitor car parking areas; and (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900 millimetres wide from the external building face to the outermost projection.	Complies: The proposed office extension includes relocation of the entry to reception next to the visitor parking area. The proposed entry will be clearly visible from both the Duck Street road frontage and the visitor parking area with appropriate signage. Roof overhangs for the proposed office are consistent with the existing office, however the proposed existing shed 3 provides adequate shelter for visitors prior to entering the office.
Where involving a new building or expansion to an existing building		
Amenity		
PO5 Where adjoining land in a residential zone or within proximity of an existing sensitive land use not located within an industrial zone, development does not create adverse impacts by way of noise, dust, odour, hours of operation or unsightly activities.	AO5.1 Development where adjoining land in a residential zone or an existing sensitive land use not located within an industrial zone is ensure that the following is complied with: (a) buildings, plant and equipment, active outdoor use areas, servicing or outdoor storage areas are set back a minimum of five (5) metres from any boundary adjoining a residential zone; (b) where sites have two (2) road frontages, access is from the frontage furthest away from the adjoining residential zone or sensitive land use; (c) vehicular access is not located along a common boundary shared with a residential zone or sensitive land use; (d) vehicles with a load greater than 4.5 tonne tare in weight do	Not applicable: Surrounding lots are all located in the same Low Impact Industry Zone.

	not exit or enter via an urban access road; Editor's note— Urban access roads are shown on the road hierarchy overlay map OM-19. windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of seventy-five (75) per cent transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	
Where involving a new building or expansion to an existing building		
Streetscape and landscaping		
PO6 Development that has a common property boundary with a state controlled road provides a positive contribution, through landscaping, to the amenity and character of the entry points into Gracemere and Rockhampton.	AO6.1 Vegetated landscape buffers, created through a 'three tier' planting approach, are at least four (4) metres in width (measured perpendicular to the property boundary), are provided along the common property boundary of any state controlled road (except where a driveway exists or is proposed) and consist of: (a) a minimum of two (2) shade or rounded canopy trees for every five (5) linear metres or part thereof of the length of the landscape buffer; (b) a minimum of two (2) shrubs for every three (3) linear metres or part thereof of the length of the landscaped buffer; (c) a minimum of two (2) ground covers for every two (2) linear metres or part thereof of the length of the landscaped buffer; and (d) a one (1) metre high earth mound for the length of the common property boundary excluding access points and driveways.	Not applicable: The subject site does not share a common boundary with a State Controlled Road.
PO7 Landscaping to road frontages must make a positive contribution to the streetscape and incorporate landscape elements that screen the scale and bulk of industrial forms.	AO7.1 Landscaping is provided along all road frontages (except where fronting a state controlled road) of the site for a minimum width of two (2) metres.	Does not comply: The subject site is located in an established industrial area and neither the existing site (that has been in operation for more than ten years) nor surrounding sites have landscaped road frontages. The inclusion of a 2m landscaping buffer to all road frontages is not practical based on the siting of existing buildings and fencing.

Where involving a new building or expansion to an existing building		
Effects of development		
PO12 Development prevents or minimises the generation of any noise, dust and odour so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land use(s); and (b) desired ambient noise levels in residential zones are not exceeded. Editor's note—SC6.3 — Air, noise and hazard assessments planning scheme policy provides guidance on assessing the impacts from industrial uses on sensitive land use(s).	AO12.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019 as updated from time to time. AND AO12.2 Development achieves the air quality design objectives set out in the Environmental Protection (Air) Policy 2019 as updated from time to time. AND AO12.3 Development where adjoining land in a residential zone or an existing sensitive land use not located within an industrial zone is to ensure that the following is complied with: (a) noise generating activities, access, driveways and outdoor activities are not located directly adjoining a residential zone or sensitive land use and are restricted to between the hours of 07:00 and 19:00 Monday to Saturday; and vehicles with a load greater than 4.5 tonne tare in weight are limited in their operation to between the hours of 07:00 and 19:00 Monday to Saturday.	Complies: The site has been used for the same purpose for more than ten years. There is no change to the current use or intensity of use. The proposed sheds and covered loading zones will reduce any possible nuisance caused by noise, dust and odour whilst providing an all-weather loading facility. The subject site is not impacted by adjoining land in a residential zone.
PO13 Outdoor lighting does not adversely affect the amenity of adjoining premises or create a traffic hazard on adjacent roads.	PO13.1 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting as updated from time to time. AND PO13.2 Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 — Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements as updated from time to time.	Complies: All outdoor lighting will be installed in line with relevant codes and standards by a qualified electrician.
PO14 Development provides for the appropriate storage, collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. All storage areas are screened from the streetscape and adjoining residential zones.	AO14.1 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne. AND	Complies: The existing and proposed sheds will facilitate the appropriate storage of materials on site. Roof water will be suitably re-directed in line with relevant codes and standards.

	AO14.2 Roof water is piped away from areas of potential contamination. AND AO14.3 Outdoor storage areas are: (a) located behind the front building line; (b) screened from view from off-site public places; and (c) screened from adjoining sensitive land use(s) by a 1.8 metre high solid screen fence.	
Where involving a new building or expansion to an existing building		
Built form - additional provisions		
PO15 Site layout facilitates the security of people and property having regard to: (a) visitor parking being located adjacent to the office component of the building; I. the provision of a separate pedestrian entry to the site and main building from any vehicular entry points and manoeuvring areas; II. opportunities for passive surveillance and sightlines; III. exterior building designs which promote safety; IV. adequate lighting; V. appropriate directional mechanisms (for example signage); VI. no entrapment locations; and VII. building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.	Complies: Visitor parking is to be located next to the proposed office extension and pedestrian entry to the new office reception area will be clearly visible, separate from on-site activities with appropriate signage and lighting. Building entrances, loading and short-term storage areas will be well lit and lockable after hours.

Land use		
PO16 Direct sales to the public, not related to the industry conducted on site, are limited to uses that provide direct service to industrial uses or people employed in the area, or are not compatible with the centre zones as a result of the size and nature of the goods sold or the fitting services provided. The scale of these uses does not compromise the role and function of existing or future planned centres.	AO16.1 Retail uses are limited to outdoor sales (such as heavy plant and machinery parts), wholesale trade supplies to trade customers only, agricultural supplies store, garden centre and bulk landscape supplies. AND AO16.2 The use is not for the purposes of a shop, stand-alone office, shopping centre, showroom and retail hardware supplies (when not for wholesale to trade customers). AND AO16.3 Food and drink outlet is limited to 150 square metres gross floor area.	Complies: Browns Express have operated from this site for more than ten years. There are no proposed changes to the existing operations as part of this application and the site is not used as a retail outlet, shop, standalone office, showroom, or food outlet.
PO17 Non-resident workforce accommodation occurs when associated with an industrial use on the same site and located on an urban sub arterial road or higher order road.	No acceptable outcome is nominated.	Not applicable: There is no accommodation provided on-site.
PO18 Non-industrial uses do not reduce the functionality of low impact industry uses.	No acceptable outcome is nominated.	Not applicable: The site is and will continue to be used for industrial purposes.
PO19 The zone does not accommodate uses that attract high volumes of heavy vehicle movement or involving a twenty four (24) hour operation.	No acceptable outcome is nominated.	Does not comply: There is no change to the current use either in activity or volume. Trucks currently unload and reload at the facility at all hours. The existing and proposed sheds and undercover loading areas improve working conditions by providing that can be used in all-weather conditions with secure short-term goods storage. Surrounding uses are all zoned industrial and used for industrial purposes.

PO20 Medium impact industry uses only occur where they do not create greater impacts than a low impact industry.	No acceptable outcome is nominated.	Complies: Neither Transport Depot nor Warehouse are listed in the Low or Medium Impact Industry Thresholds. The current and ongoing use could be considered a Medium impact industry based on the traffic flow but is not considered to create a greater impact than a low impact industry and Browns Express have operated from this site for more than ten years.
PO21 Development involving existing industrial uses which are not low impact industries does not worsen impacts and maintains appropriate separation to sensitive uses.	No acceptable outcome is nominated.	Not applicable: Browns Express have operated from this site for more than ten years. The existing site use is considered appropriate to the zone. Surrounding uses are all zoned industrial and used for industrial purposes.
Effects of development		
PO22 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (e) there is adequate buffering, screening and separation to sensitive land use(s).	No acceptable outcome is nominated.	Complies: The existing site is relatively level, and the proposed covered loading zones and sheds will require minimal earthwork, will not negatively impact natural drainage lines, existing vegetation and will not disrupt infrastructure. Adjoining sites are all located within the same low impact industry zone.
PO23 Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	Complies: Browns Express have operated from this site for more than ten years. There is no change to the current use either in activity or volume.

		The proposed covered loading zones / sheds will improve the existing all-weather facilities for goods transfer and short-term storage thereby improving health and safety outcomes.
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Acid Sulfate Soils Overlay Code:

Performance outcomes	Acceptable outcomes	Response
PO1 Development: (a) avoids the disturbance of acid sulfate soils; or (b) where the disturbance of acid sulfate soils is unavoidable the release of acid sulfate soils is managed to minimise the release of acid and metal contaminants. Editor's note—Confirmation of the presence of acid soils can be completed by undertaking an acid sulfate soils investigation conforming to the Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines and soil analysis according to the Laboratory Methods Guideline or Australian Standard 4969 Analysis of acid sulfate soil.	AO1.1 AO1.1.1 The disturbance of acid sulfate soils is avoided by: (a) not excavating or otherwise removing soil or sediment containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; and (c) not undertaking filling on land at or below five (5) metres Australian Height Datum that results in: (i) actual acid sulfate being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. OR AO1.1.2 The disturbance of acid sulfate soils avoids the release of acid and metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants using strategies documented in the Soil Management Guidelines; and (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment. AND AO1.2 Where potential or actual acid sulfate soils are identified they	Not Applicable: The proposed sheds are not expected to require excavation of more than 100m³ of soil or sediment below 5m AHD, or more than 500m³ of fill material with an average depth of 0.5m or more below 5m AHD. A soil test will be conducted prior to work commencing on site. If acid sulfate soils are discovered on site a report will be produced by a suitably qualified professional on the location and severity of the acid sulfate soils and how to excavate and minimise the potential risks from acid sulfate soils.

	are managed in accordance with an acid sulfate soils management plan.	
	Editor's note—Guidelines for sampling and analysis of lowland acid sulfate soils and Queensland acid sulfate soil technical manual: laboratory methods guidelines and Queensland acid sulfate soil technical manual: soil management guidelines are available from the Department of Environment and Heritage Protection.	

Airport Environs Overlay Code:

Performance outcomes	Acceptable outcomes	Response
Operational airspace (obstacle limitation surface)		
Editor's note— Refer to overlay map overlay map OM-2A		
PO1 Development does not involve permanent, temporary or transient physical obstruction (natural or man-made) of operational airspace.	AO1.1 Development does not allow the following to penetrate the airport's operational airspace as identified on overlay map OM-2A : (a) buildings or structures (including antennae and any cranes or construction equipment used); or (b) wind farms or wind monitoring equipment; or (c) landscaping that at maturity would infringe on the operational airspace; or (d) recreational or sporting activities that include parachuting, hot air ballooning and hang-gliding. Note—Building heights on the airport obstacle limitation surface overlay map OM-2A prevail over building heights detailed in zone codes. Editor's note—Development which includes a building, structure or landscaping which will exceed the heights identified on airport obstacle limitation surface overlay map OM-2A may be referred by Council to the airport operator whose advice and decision on the proposal may be adopted by Council.	Complies: The proposed sheds will not impact the operational airspace.
Operational airspace (obstacle limitation surface)		
Editor's note— Refer to overlay map overlay map OM-2A		
PO2 Emissions do not materially increase air turbulence, reduce visibility or compromise the operation of aircraft engines in the airport's operational airspace.	AO2.1 Development does not generate: (a) a gaseous plume of a velocity exceeding 4.3 metres per second; or (b) smoke, dust, ash or steam that will penetrate an operational airspace.	Complies: The existing and continued use do generate any gaseous plumes, smoke, ash, or steam that impact the operational airspace.

Airport noise Editor's note—Refer to overlay map overlay map OM-2B		
PO3 Development involving a sensitive land use is appropriately located and designed to prevent adverse impacts from aircraft noise. Editor's note—Where the associated acceptable outcomes can not be met, a Noise Assessment Report prepared by an appropriately qualified acoustic consultant may be prepared to demonstrate compliance with this performance outcome.	AO3.1 Development within the twenty (20) to thirty-five (35) Australian noise exposure forecast (ANEF) contours is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table 8.2.2.3.4 — Desirable indoor design sound levels for building type and activity . AND AO3.2 Development within the twenty (20) to thirty-five (35) Australian noise exposure forecast (ANEF) contours is consistent with Table 8.2.2.3.5 — Compatible and incompatible land uses within Australian noise exposure forecast (ANEF) contours . AND AO3.3 Creating an additional lot or lots does not occur within the twenty (20) to thirty-five (35) Australian noise exposure forecast (ANEF) contours.	Not applicable: The development does not involve a sensitive land use.
Wildlife hazards Editor's note—Refer to overlay map overlay map OM-2C		
PO4 Development does not materially increase the risk of wildlife hazards including but not limited to flying vertebrates, such as birds and bats, intruding into the airport's operational airspace. Editor's note—Where the relevant acceptable outcomes can not be met, a wildlife management plan may need to be prepared in order to demonstrate compliance with this performance outcome. The applicant will need to include measures which reduce the potential to attract birds and bats.	AO4.1 Development located within three (3) kilometers of an airport runway does not include uses identified in column 1 of Table 8.2.2.3.3 — Uses associated with increases in wildlife strikes and hazards . AND AO4.2 Development located between three (3) and eight (8) kilometres of an airport runway that includes uses identified in column 1 or column 2 of Table 8.2.2.3.3 — Uses associated with increases in wildlife strikes and hazards ensures that waste is covered and collected so that it is inaccessible to birds and bats.	Complies: Neither a transport depot nor warehouse are uses listed on Table 8.2.2.3.3.
Aviation facilities Editor's note—Refer to overlay map overlay map OM-2D		
PO5 Development within the Rockhampton Airport transmitter or non-directional beacon (NDB) site building restricted area does not adversely affect the functioning of the equipment.	No acceptable outcome is nominated. Editor's note—Development is referred to the airport operator if it is located: (a) in Zone A on overlay map OM-2D ; or (b) between 60-300 metres (Zone B on overlay map OM-2D reflects the outer limit of 300 metres) from the NDB antenna and the development will cross the zone boundary (defined as an elevation angle of five (5) degrees from ground level at the centre of the NDB antenna).	Complies: The existing site use and intensity will not change and does not interfere with aviation facilities.

PO6 Development within the Rockhampton Airport distance measuring equipment (DME) site building restricted area does not adversely affect the functioning of the equipment.	No acceptable outcome is nominated. Editor's note—Development is referred to the airport operator if it is located: (a) in Zone A on overlay map OM-2D ; or (b) between 100 – 1,500 metres (Zone B on overlay map OM-2D reflects the outer limit of 1500 metres) from the DME antenna and the development will cross the zone boundary (defined as an elevation angle of two (2) degrees, measured from the above horizontal plane beneath the DME antenna).	Complies: The existing site use and intensity will not change and does not interfere with aviation facilities.
PO7 Development within the Rockhampton Airport very high frequency (VHF) omnidirectional radio range (VOR) site sensitive area does not adversely affect the functioning of the equipment.	No acceptable outcome is nominated. Editor's note—Development is referred to the airport operator if it is located: (a) in Zone A on overlay map OM-2D ; or (b) between 150 – 1,500 metres (Zone B on overlay map OM-2D reflects the outer limit of 1500 metres) from the centre of the VOR antenna and the development will cross the zone boundary (defined as the elevation angle of 1.5 degrees from ground level at the centre of the VOR antenna).	Complies: The existing site use and intensity will not change and does not interfere with aviation facilities.
PO8 Development within the Rockhampton Airport communication site sensitive area does not adversely affect the functioning of the equipment.	No acceptable outcome is nominated. Editor's note—Development is referred to the airport operator if it is located: (a) in Zone A on overlay map OM-2D ; or (b) between 100 – 600 metres (Zone B on overlay map OM-2D reflects the outer limit of 600 metres) from the centre of the VHF antenna and the development will cross the zone boundary (defined as the elevation angle of 2 degrees starting at ten (10) metres above ground height);. or (c) if development involves large obstructions that will be located in Zone B on overlay map OM-2D or the area of interest it is referred to the airport operator.	Complies: The existing site use and intensity will not change and does not interfere with aviation facilities.
Runways Editor's note—Refer to overlay map overlay map OM-2E		
PO9 Development located at the end of runways does not increase the risk to public safety.	AO9.1 Within a public safety area identified on overlay map OM-2E development does not involve the following: (a) residential uses; or (b) a new building or expansion to an existing building accommodating a non-residential use; or (c) uses involving the manufacture or depot storage of hazardous materials.	Not applicable: The subject site is not located within the public safety area identified on OM-2E.
Artificial lighting Editor's note—Refer to overlay map overlay map OM-2F		
PO10 Development does not include or create external lighting or reflective surfaces that could distract or confuse pilots.	AO10.1 Development within the light restriction zones (Zone A, B, C or D on overlay map OM-2F) does not involve: (a) straight parallel lines of lighting 500 metres to 1,000 metres	Complies: The existing development and proposed develop does not involve the use of lighting or create reflective surfaces that would pose a

Editor's note—The standards specified in Civil Aviation Safety Authority (CASA) Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers may be used to demonstrate compliance with this performance outcome.	- long; or (b) flare plumes; or (c) reflective surfaces; or (d) buildings with reflective cladding; or (e) upward shining lights; or (f) laser lights; or (g) flashing lights; or (h) sodium lights.	distraction or source of confusion to pilots.
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Access, Parking and Transport Code:

Performance outcomes	Acceptable outcomes	Response
Access driveways		
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: (a) the size of the parking area; (b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation, for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system.	AO1.1 Access driveways are not located within: (a) twenty-five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, streetlights, manholes, stormwater gully pits or other Council asset.	Complies in part: There is no change to the existing access driveways used on site. Site access driveways are more than 20 metres from un-signalised road intersections. Existing access driveways are located within one metre of a power pole and incorporate manhole access to services; however, this has not posed an issue in the past ten years of existing site operations.
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	AO2.1 Access driveways: (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; (b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; (c) must be sealed and to a formed road;	Complies in part: Existing access driveways are located within one metre of a power pole and incorporate manhole access to services; however, this has not posed an issue in the past ten years of existing site operations.

	(d) are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and (e) are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway.	
PO3 Access driveways are designed and constructed so as to: (a) enable safe and functional vehicular access from the street to the property; and (b) not cause a change in the level of a footpath.	AO3.1 Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.	Complies: Any required changes to the existing access driveways can be made a condition of approval.
PO4 A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.	AO4.1 A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.	Complies: Existing access driveways are appropriately separated from adjacent buildings.
Parking		
PO5 Provision is made for on-site vehicle parking: (a) to meet the demand likely to be generated by the development; and (b) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.	AO5.1 AO5.1.1 On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code. OR AO5.1.2 Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. AND AO5.2 All parking, loading and maneuvering facilities for visitors and employees to be located on-site. AND AO5.3 Maneuvering facilities to be of adequate dimensions to prevent any queuing in a roadway.	Complies: The Gross Floor Area (GFA) for the Transport Depot has been calculated at 1241.85m² based on structures that are enclosed on at least three sides. Required car parking at 1 space per 100m² of GFA is therefore 13 car spaces. The Gross Floor Area (GFA) of the Office has been calculated at 157.02m². Required car parking at 1 space per 30m² of Gross Leasable Floor Area is therefore 6 car spaces. A total of 19 car parking spaces are required. The area currently used for staff parking can accommodate up to 23 vehicles plus there is visitor parking for 3 vehicles which exceeds the parking required. On-site parking is sited to avoid any queuing

		in a roadway.
PO6 Parking and servicing facilities are designed to meet user requirements.	AO6.1 Parking spaces, access and maneuvering facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890 .	Complies in part: Staff parking spaces are unmarked and located on a compacted gravel surface.
PO7 Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non-residential use into a street that is in a residential zone.	No acceptable outcome is nominated.	Complies in part: The existing site has six identified driveway access points, three located on Alexandra Street and three located on Duck Street. The subject site is over four lots. The existing driveway access points allow for smaller vehicles including staff and visitors to access parking from the lower order road. Larger delivery vehicles access the site from Alexandra Street, being the higher order road and are able to travel in one direction through the site exiting via Duck Street.
PO8 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.	AO8.1 Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158 . AND AO8.2 Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS4282 .	Complies: All outdoor lighting will be installed in line with relevant codes and standards by a qualified electrician.
PO9 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: (a) provision of opportunities for casual surveillance; (b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines;	No acceptable outcome is nominated. Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.	Complies: The site is used all hours and has adequate security by way of fences, gates, lockable areas, lighting, and security cameras that discourage crime on this and surrounding industrial sites.

(c) minimising potential concealment points and assault locations; (d) minimising opportunities for graffiti and other vandalism; and (e) restricting unlawful access to buildings and between buildings.		
PO10 Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	Complies: Site access is available to rostered staff and deliveries during hours of operation.
Transport impact Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.		
PO11 Development contributes to the creation of a transport network which is designed to: (a) achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and (b) encourage people to walk, cycle or use public transport to and from the site instead of using a car.	No acceptable outcome is nominated. Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.	Complies: The subject site is located in an industrial zone, is surrounded by industrial uses, and provides freight transport services. The site is located within walking distance of public transport and pathways suited to pedestrians and bicycles should staff choose not to travel to/from work by car.
PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.	AO12.1 Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 — Road infrastructure and hierarchy planning scheme policy. AND AO12.2 A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy. AND	Complies: Alexandra Street is an Urban Arterial Road and connects to Duck Street via Power Street which are both Industrial Access Roads.

	AO12.3 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.	
PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sightlines.	No acceptable outcome is nominated.	Not Applicable: The site use does not generate demand for set down and pick up facilities.
Site access		
PO14 Development does not impact on the safety, operation or function of the road network or system.	AO14.1 Vehicle maneuvering into and from the site for all vehicles is designed in accordance with the Australian Standard AS 2890, as updated from time to time. AND AO14.2 No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites. AND AO14.3 Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy.	Complies in part: Access to site is from Alexandra Street, being an Urban Arterial Road with alternative access available from Duck Street via Power Street both being Industrial Access Roads. This section of Alexandra Street, whilst designated an Urban Arterial Road is located in an industrial zone and is not considered a busy thoroughfare equivalent to a highway. This section of Alexandra Street has multiple driveway access points on surrounding sites. Browns Express has occupied the subject site for more than ten years and the vehicle movements are spread out over the extended hours of operation and do not impact on the safety, operation, or function of the road network system.

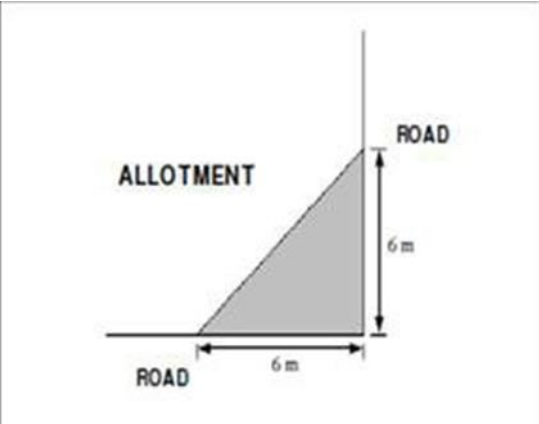
PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.	No acceptable outcome is nominated.	Complies: The operations of Browns Transport on this site will not impact any future upgrades planned by council for the road infrastructure.
PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks.	AO16.1 Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890 .	Complies: Browns Express has occupied the subject site for more than ten years and the site layout facilitates the safe movement of delivery vehicles through the site using the existing driveway access points.
Pedestrian and cyclist facilities		
PO17 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	AO17.1 Pedestrian and cyclist movement are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890 — Parking facilities .	Not Applicable: The subject site is located in an industrial zone, is surrounded by industrial uses, and provides freight transport services. The site is located within walking distance of public transport and pathways suited to pedestrian and bicycles should staff choose not to travel to/from work by car.
PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated. Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 — Bicycle network planning scheme policy .	
Servicing		
PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO19.1 Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890 .	Complies: Browns Express has occupied the subject site for more than ten years and during this time refuse collection vehicles have had no issues accessing the site.

Landscape Code:

Performance outcomes	Acceptable outcomes	Response
Design		
PO1 Landscaping is professionally designed and provides a suitably sized area to: (a) create an attractive visual addition to a building or place; (b) soften the built form; (c) provide a space for on-site recreation; and (d) enable landscaping to establish and thrive under the local conditions. Editor's note—Landscaped areas may include natural bushland, planted garden beds, grassed areas, vegetated courtyards and pedestrian paths.	AO1.1 Landscaping is provided in accordance with requirements in zone codes and SC6.12 — Landscape design and street trees planning scheme policy. Note—Where the outcomes vary, the zone code takes precedence. Editor's note—A landscaped plan, prepared by a competent landscape designer is required to meet this acceptable outcome.	As per Zone Code: The subject site is located in an established industrial area and neither the existing site (that has been in operation for more than ten years) nor surrounding sites have landscaped road frontages. The inclusion of a 2m landscaping buffer to all road frontages is not practical based on the siting of existing buildings and fencing.
PO2 Shade trees are provided in the landscaped areas to provide shade onto buildings, recreation areas, seating, car parking areas and the road verge.	No acceptable outcome is nominated.	Please refer to AO1.1 response.
PO3 On-site stormwater harvesting is to be maximised with reuse measures and amelioration of stormwater impacts indicated.	AO3.1 Landscape design incorporates the flow of water along overland flow paths but does not impede flow paths and watercourses. AND AO3.2 Landscaping maximises opportunities for on-site infiltration by: (a) minimising impervious surfaces and incorporating semi-permeable paving products; (b) falling hard surfaces towards pervious surfaces such as turf or mulched areas; (c) maximising the opportunity for turf and planting areas; (d) aligning planting areas parallel to contours to slow the flow of surface water; and (e) ensuring the planting palette comprises canopy tree species. AND	Please refer to AO1.1 response.

	AO3.3 Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds, infiltration cells. AND AO3.4 The landscape design incorporates sediment and erosion control measures.	
PO4 Design of pedestrian paths and places reinforces the desired character of the area and includes features to enhance their use and are of universal design to ensure non-discriminatory access and use.	AO4.1 The landscape design complies with Australian Standard AS 1428 parts 1, 2, 3 and 4 — Design for access and mobility.	Please refer to AO1.1 response.
PO5 Landscaping is designed and maintained to minimise the potential for risk to personal safety and property, through: (a) maximising casual surveillance of public spaces; (b) increasing opportunity for public interaction; and (c) minimising opportunity for concealment and criminal activity through environmental design principles.	AO5.1 Planting is carried out in accordance with crime prevention through environmental design principles and incorporates: (a) plants and trees that do not restrict casual surveillance of paths and landscaped spaces; (b) clear sight lines from private to public space; (c) visually permeable screens and fencing; (d) lighting of landscaped areas; (e) public facilities (toilets, shelters etcetera) located to promote use; (f) dual access points to public spaces; (g) clearly defined public and private spaces; (h) measures to protect solid and blank walls from graffiti; (i) legible universal signage; (j) a selection of species that do not create nuisance and danger by way of thorns, toxins or a common source of allergies; and (k) plant species that do not exacerbate impacts such as bushfire or flash flooding.	Please refer to AO1.1 response.
Species selection		
PO6 Landscaping design includes plant species that: (a) suit the local climatic conditions; (b) have low water usage needs or are provided with water harvested on-site; (c) include locally native species; (d) are of a suitable size and density to achieve the	AO6.1 Plant species are chosen from sources recommended in SC6.12 — Landscape design and street trees planning scheme policy. AND AO6.2 Plant species do not include undesirable species as listed in SC6.12 — Landscape design and street trees planning scheme policy.	Please refer to AO1.1 response.

(e) purposes of this code; and complement the proposed development; (f) are not classified as a pest species or a noxious or invasive weed; (g) preserve existing vegetation where desirable and protect existing environmental values of the land; and (h) do not exacerbate bushfire or flood hazards.	AO6.3 At least fifty (50) per cent of all new plantings are locally native species. AND AO6.4 Plant species are compliant with any adopted planting or landscape design concept/theme for the local area. AND AO6.5 Unless forming part of a landscaping concept approved by Council, planting is carried out to create a 'three-tier' landscaping treatment at the following minimum density rates: (a) trees at five (5) metre intervals; (b) shrubs at two (2) metre intervals; and (c) groundcovers at 0.5 metre to one (1) metre intervals. AND AO6.6 Existing vegetation is retained and integrated into landscaping. AND AO6.7 The use of palms is avoided in proximity to overland flowpaths and watercourses.	
Character and streetscaping		
PO7 Where the development involves the creation of a new road, street-tree planting is undertaken which takes account of: (a) the hierarchy and function of the street; (b) the selection of appropriate species; (c) avoidance of conflict between the street tree and utilities and services within the road reserve;	AO7.1 Street tree planting is carried out in accordance with the requirements of SC6.12 — Landscape design and street trees planning scheme policy.	Please refer to AO1.1 response.

(d) soil conditions; (e) existing street trees; (f) solar access; and (g) driveway access.		
PO8 Vehicle safety is not adversely affected by the location of landscaped areas and/or landscape buffers.	AO8.1 For any site on a corner bounded by two or more road frontages, landscaping and fences higher than 1.2 metres are not located within the corner truncation illustrated in Figure 9.3.4.3.1a below:  Figure 9.3.4.3.1a — Height restriction for corner sites	Please refer to AO1.1 response.
PO9 Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.	No acceptable outcome is nominated.	Please refer to AO1.1 response.
PO10 Fencing (including walls) and acoustic barriers are designed to: (a) be compatible with the existing streetscape; (b) minimise adverse effects on the amenity of an adjoining property; and (c) complement, but not dominate, the development.	AO10.1 Combined fencing and retaining walls do not exceed three (3) metres in height and require vertical articulation if taller than two (2) metres in height. AND AO10.2 Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum three (3) metre vegetated buffer (unless otherwise stated by the	Please refer to AO1.1 response.

	relevant zone code) with vegetation having a mature height equal to or above the height of the acoustic fencing.	
Car parking and internal access		
PO11 Car parks and internal access (both on and off-street) are landscaped to: (a) reduce their visual appearance; (b) provide shade; (c) reduce glare; (d) reduce heat stored in hard surfaces; (e) harvest storm water; and (f) be of a design that protects damage from vehicles, minimises risk of crime and contaminated stormwater runoff.	AO11.1 Shade trees with a minimum height of two (2) metres are provided within car parking areas at the following rate: (a) in single sided, angle or parallel bays — one (1) tree per three (3) car parks; and (b) in double sided, angle or parallel bays — one (1) tree per six (6) car parks. Editor's Note— SC6.12 — Landscape design and street trees planning scheme policy sets out guidance on tree species and planting standards. AND AO11.2 Each shade tree is provided with a minimum planting area of 1.2 square metres with a minimum topsoil depth of 0.8 metres. AND AO11.3 Each shade tree has a clean trunk with a minimum height of two (2) metres. AND AO11.4 Planting bays incorporate ground covers less than one (1) metre in height that allow unobstructed surveillance. AND AO11.5 Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by wheel stops or bollards as required. AND AO11.6 Root control barriers are installed where invasive roots may cause damage to car parking areas, pedestrian paths and	Please refer to AO1.1 response.

	road carriageways.	
Utilities and other infrastructure		
PO12 The function, safety and accessibility of utilities and other infrastructure is not compromised by the location and type of landscaping including: (a) overhead wires and equipment; (b) underground pipes and cables; and (c) inspection chambers, transformers, poles and drainage infrastructure.	AO12.1 A minimum three (3) metre wide densely planted landscaped buffer is provided along the boundary adjoining the identified major electricity transmission corridor, including provision for advanced trees and shrubs that will grow to a minimum height of ten (10) metres. AND AO12.2 Root control barriers are installed where invasive roots may cause damage to car parking areas, pedestrian paths and road carriageways. AND AO12.4 The mature foliage of vegetation is not located within three (3) metres of an electrical substation boundary.	Please refer to AO1.1 response.
PO13 Landscape site planning and design must accommodate for maintenance access points and clearances with the following considerations: (a) access by appropriate maintenance or utility vehicles must be demonstrated with slope gradients and ground surface treatments that are stable and usable in all weather; (b) provide an appropriate turn around area for vehicles and secure access entrance; and (c) plant species mature height and habit must not interfere with or compromise underground or overhead utility assets, including storm inlet pits.	AO13.1 Maintenance access points and clearance must be provided in accordance with Capricorn Municipal Development Guidelines and Queensland Urban Drainage Manual . AND AO13.2 Landscape treatments to be constructed in accordance with SC6.12 — Landscape design and street tree planning policy	Please refer to AO1.1 response.

Stormwater Management Code:

Performance outcomes	Acceptable outcomes	Response
Stormwater management - General		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) ensure that flooding impacts do not increase, including upstream or downstream of the development site; (b) avoid net worsening of stormwater peak discharges and runoff volumes; (c) utilises the use of water sensitive urban design principles; and (d) ensure the site maximizes opportunities for capture and reuse. Editor's note—A stormwater management plan may be required to demonstrate compliance with the performance outcome.	AO1.1 Development provides a stormwater management system which is designed in compliance with SC6.18— Stormwater management planning scheme policy, SC6.10 — Flood hazard planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. AND AO1.2 Stormwater is conveyed to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual	Complies: The existing site has stormwater drains with hardstand areas that have sufficient fall to direct water to the on-site drains. Proposed covered areas and sheds will be constructed by licensed trades in accordance with relevant codes and standards to ensure roof water is discharged in a lawful manner. If required a Stormwater Management Plan can be a condition of approval to be obtained prior to the application for Op Works.
PO2 Development provides a stormwater management system which: (a) has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments; (b) maximises the use of natural waterway corridors and natural channel design principles; and	AO2.1 Development provides a stormwater management system which is designed in compliance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.	

(c) efficiently integrates with existing stormwater treatments upstream and downstream.		
PO3 Development ensures that the location and design of stormwater detention and water quality treatment facilities: (a) minimise risk to people and property; (b) provide for safe access and maintenance; and (c) provide for the safe recreational use of stormwater management features.	AO3.1 Development provides for stormwater detention and water quality treatment facilities which are located outside of a waterway. AND AO3.2 Development provides for stormwater detention in accordance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. AND AO3.3 Development provides a stormwater quality treatment system which is designed in accordance with State Planning Policy - Water Quality.	
Environmental values		
PO4 Development and drainage works including stormwater channels, creek modification works, bridges, culverts and major drains, protect and enhance the environmental values of the waterway corridors and drainage paths and permit terrestrial and aquatic fauna movement. Editor's note—Compliance with the performance outcomes and acceptable outcomes should be demonstrated by the submission of a site-based stormwater management plan for development.	AO4.1 Development ensures natural waterway corridors and drainage paths are retained. AND AO4.2 Development incorporates the use of natural channel design principles in constructed components to maximise environmental benefits and waterway stability in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. AND AO4.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian	Complies: The existing on-site stormwater management does not negatively impact on surrounding creeks and waterways noting the adjoining site contains a waterway easement.

	Rainfall and Runoff	
PO5 Development protects and enhances the environmental and water quality values of waterways, creeks and estuaries within or external to the site. Editor's note—The State Planning Policy - Guideline - Water Quality and Section 9 of the Environmental Protection Act 1994 define environmental values as 'a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety.'	No acceptable outcome is nominated.	Complies: The existing on-site stormwater management does not negatively impact on surrounding creeks and waterways noting the adjoining site contains a waterway easement.
Overland flow path tenure		
PO6 All overland flow paths are maintained under tenure arrangements that facilitate efficient infrastructure and enhance environmental sustainability. Editor's note—As a guide, Council prefers that the location of Council owned assets are contained within a road reserve, drainage system is contained within a road reserve, drainage easement, drainage reserve, public reserve, public pathway, park or waterway corridor.	No acceptable outcome is nominated.	Complies: The existing on-site stormwater management does not negatively impact on surrounding creeks and waterways noting the adjoining site contains a waterway easement.
Detention Systems		
PO7 Detention basins are designed, located, and constructed on land solely dedicated for stormwater management.	AO7.1 Detention basins are designed in accordance with SC6.18 Stormwater management planning scheme policy .	Not Applicable: There is no detention basin located on site.

PO8 Development ensures that location and design of stormwater detention and water quality treatment: (a) minimises risk to people and property; (b) provides for safe access and maintenance; and (c) minimises ecological impacts to creeks and waterways.	AO8.1 Development provides a stormwater management system designed in accordance with SC6.10 Flood hazard planning scheme policy and SC6.18 Stormwater management planning scheme policy.	
PO9 Flood plain storage and function, and detention system functions are maintained. This shall include ensuring that: (a) detention system design does not remove floodplain storage; and (b) detention systems continue to operate effectively during a major storm event.	No acceptable outcome is nominated.	
PO10 Detention basins shall not be provided in locations that prevent easy access to or maintenance of the detention basin.	AO10.1 The location of detention basins are in accordance with SC6.18 Stormwater management planning scheme policy.	
Efficiency and whole of life cycle cost		
PO11 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Editor's note—Compliance with the performance outcome should be demonstrated by the submission of a site based stormwater management plan for development.	No acceptable outcome is nominated.	Complies: The existing site has stormwater drains with hardstand areas that have sufficient fall to direct water to the on-site drains.
PO12 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future upslope	No acceptable outcome is nominated.	

(c) development; and implications for adjacent and down-slope development.		
PO13 Development provides proposed stormwater infrastructure which: (a) remains fit for purpose for the life of the development and maintains full functionality in the design storm event; and (b) can be safely accessed and maintained in a cost effective way	No acceptable outcome is nominated.	
Erosion and sediment control		
PO14 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; and (c) the maintenance and serviceability of stormwater infrastructure.	AO14.1 Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines .	Complies: All earthwork and construction will be completed in accordance with Australian Codes and Standards ensuring lawful discharge of stormwater and correct protections in place for erosion and sediment control.
Protecting water quality		
PO16 The development is compatible with the land use constraints of the site for: (a) achieving stormwater design objectives; and avoiding or minimising the entry of contaminants into, and transport of contaminants in stormwater.	AO16.1 Development is undertaken in accordance with a stormwater management plan that: (a) incorporates stormwater quality control measures to achieve the design objectives set out in the State Planning Policy – Guideline – Water Quality; (b) provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid	Complies: All earthwork and construction will be completed in accordance with Australian Codes and Standards ensuring lawful discharge of stormwater and correct protections in place for erosion and sediment control.

	(c) sulfate soil and rainfall erosion potential; and accounts for development type, construction phase, local landscape, climatic conditions and design objectives. Editor's note—A stormwater management plan includes the design, construction, operation, maintenance of the stormwater system. Editor's note—SC6.18 — Stormwater management planning scheme policy provides guidance on preparing a stormwater quality management plan.	
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Waste Management Code:

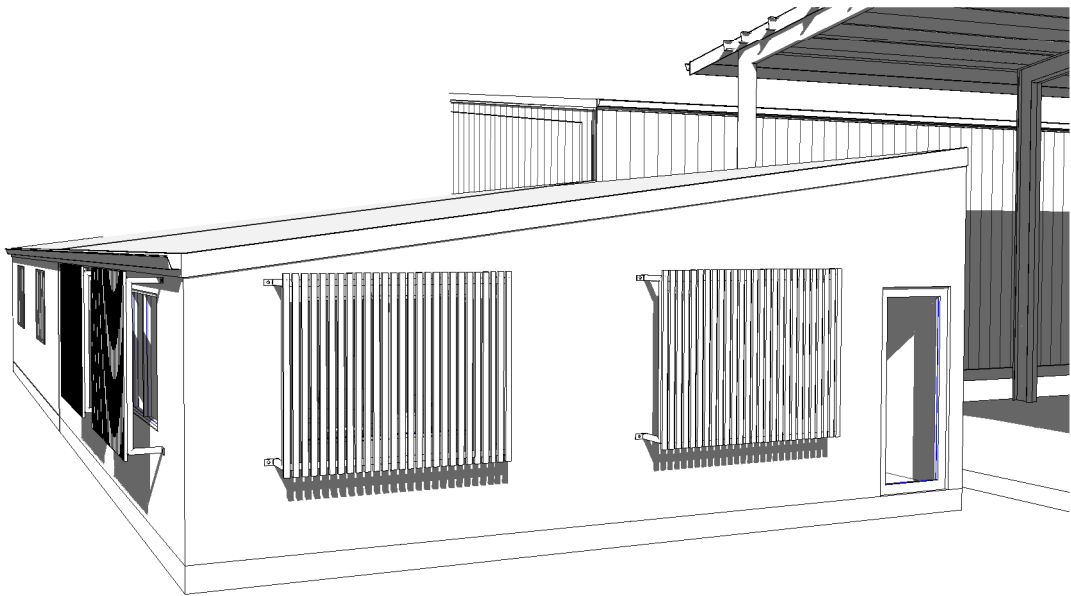
Performance outcomes	Acceptable outcomes	Response
Design of waste storage areas		
PO1 For on-site waste collection, waste storage areas are located and designed so that: (a) they are easily accessed and convenient to use; (b) sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling; (c) sufficient height clearance is provided for the safe operation of both front and side bin lifting operations; (d) they are clear of car parking bays, loading bays and similar areas; and (e) they are clear of footpaths and pedestrian access.	AO1.1 Waste storage areas are designed and maintained in accordance with SC6.20 — Waste management planning scheme policy .	Complies: The proposed waste management area is deemed compliant as shown on the Proposed Site Plan.
Kerbside waste servicing		
PO2	AO2.1 Waste bins are located on the footpath so that: (a) bins are located one (1) metre apart from other bins and obstructions;	Complies: Any Council supplied wheelie bins will be appropriately positioned so as not to impact road and footpath users on collection days.

Kerbside collection of waste containers ensures the safety and amenity of road and footpath users.	(b) all bins are accommodated within the street frontage of the site; (c) a clear pedestrian access way two (2) metres wide is retained; and (d) bins are capable of being serviced by the collection vehicle travelling forward, without having to reverse the vehicle.	
PO3 Waste storage minimises adverse impacts on adjoining properties.	AO3.1 Waste storage areas are: (a) integrated with the building design; or (b) set back a minimum of two (2) metres from any boundary; and (c) screened from neighbouring properties and the street by a fence of 1.8 metres minimum height; and (d) not located directly adjoining dwelling units on the site and on neighbouring properties. AND AO3.2 Waste bins are fitted with lids.	Complies: The proposed waste management area is deemed compliant as shown on the Proposed Site Plan.
PO4 Waste storage areas: (a) have a level area on impermeable, durable materials so that they are easily cleaned; and (b) have adequate clearance between and around waste storage bins to allow for maneuvering and washing of bins.	No acceptable outcome is nominated.	Complies: The proposed waste management area is deemed compliant as shown on the Proposed Site Plan.
Water management		
PO5 Waste storage areas are designed to separate stormwater and wash-down water.	AO5.1 Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area. AND AO5.2 Wash-down areas are: (a) provided with a tap and water supply; and - provided with a stormwater diversion valve and arrestor trap.	Complies: The proposed waste management area can be drained to the reticulated sewerage system that runs through the site.

Water and Sewer Code:

Performance outcomes	Acceptable outcomes	Response
Water		
PO1 A water supply is provided that is adequate for the current and future needs of the intended development.	AO1.1 AO1.1.1 Where within a water supply planning area , the development is connected to Council’s reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines . Editor’s note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor’s note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia .	Complies: Browns Express have been operating from the subject site for more than ten years and have an existing reticulated water supply and sewer connections to the site. All new plumbing and water connections will be installed by a qualified plumber in accordance with the relevant codes and standards
PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	AO2.1 Where within a water supply planning area , water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines . Editor’s note—A network analysis may be required to demonstrate compliance with this acceptable outcome. AND AO2.2 Where within a water supply planning area , staged developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.	
Sewer		
PO3 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO3.1 Where within a sewer planning area , the development is connected to Council’s reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines . Editor’s note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor’s note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia .	Complies: Browns Express have been operating from the subject site for more than ten years and have an existing reticulated water supply and sewer connections to the site. All new plumbing and water connections will be installed by a qualified plumber in accordance with the relevant codes and standards
PO4 Reticulated sewer networks ensure that the installation of infrastructure assets is	AO4.1 Where within a sewer planning area , waste water systems and connections are designed and constructed in accordance with	

sustainable and minimises whole of life cycle costs.	SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. AND AO4.2 Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.	
Point source waste water management		
PO5 The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that: (a) avoids waste water discharge to waterways; or minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided.	AO5.1 A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for: (a) waste water type; (b) climatic conditions; (c) water quality objectives; and (d) best practice environmental management.	Complies: All plumbing and water connections will be installed by a qualified plumber in accordance with the relevant codes and standards ensuring appropriate wastewater discharge.



SHEET LIST			
SHEET #	SHEET NAME	REVISION	REVISION DATE
00	LOCALITY PLAN	B	10/05/24
002	EXISTING SITE PLAN	B	10/05/24
003	PROPOSED SITE PLAN	B	10/05/24
100	FLOOR PLAN	A	10/05/24
200	SHED ELEVATIONS	A	10/05/24
201	OFFICE ELEVATIONS	A	10/05/24
400	3D VIEWS	A	10/05/24

PLANNING SCHEDULE			
RP DATA			
Lot & Plan Numbers		Lot 8 on RP601940 & Lots 1-3 on RP607350	
Parish		Murchison	
County		Livingstone	
Local Government Area		Rockhampton Regional Council	
PLANNING STATISTICS			
Zone		Low Impact Industry Zone	
Applicable Primary Code		None identified	
Applicable Sub-Codes		None identified	
SITE & FACILITY STATISTICS			
Site Area		8902 m²	
Sewer		Serviced by Municipal Sewerage System	
Site Usage		Office	157.02m² 1.76%
		Enclosed Sheds / Loading Zone	1241.85m² 13.95%
		Covered Hardstand	3498.52m² 39.30%
		Uncovered Hardstad	4004.61xm² 44.99%
		TOTAL	100%
No. of onsite Carparks			
Required		19 (Office = 1 per 30m² plus Warehouse = 1 per 100m²)	
Provided		26	
Footpaths		Pedestrian path to from visitor parking to office reception.	
BUILDING STATISTICS			
No. of Stories		1	
Office Building		157.02m²	
Enclosed Sheds / Loading Zone		1241.85m²	
Open Cover Structures		3498.52m²	
Total Area Buildings & Structures		4897.39m²	
Building Height			
Allowable		10.0m	
Proposed		7.5m	
Setbacks (to main walls)		Building to Front Alignment	Built to Boundary
		Building to Left Alignment	3m
		Building to Right Alignment	Built to Boundary
		Building to Rear Alignment	Built to Boundary
Class of building		Class 7b (Warehouse) & Class 5 (Office)	
Type of construction		Type C	
Climate zone		Zone 2	

FOR DA APPROVAL

BROWNS EXPRESS - COMMERCIAL SHED

151-159 ALEXANDRA STREET

D24-026-C



1

LOCALITY PLAN

SCALE: 1 : 100

FOR DA APPROVAL

RP DATA	
Lot Number :	1-3 / 8
RP/SP Number :	RP607350 / 601940
Parish :	MURCHINSON
County :	LIVINGSTONE
Area :	8902m ²
Site Cover:	22.07%

AREA SCHEDULE - EXISTING ONLY	
NAME	AREA
EXISTING COVERED LOADING ZONE	1028.78 m ²
EXISTING SHED 1	741.07 m ²
EXISTING STRUCTURE	112.09 m ²
EXISTING OFFICE	83.45 m ²
TOTAL	1965.39 m ²



LEGEND

- EXISTING CONCRETE HARDSTAND
- EXISTING COMPACTED HARDSTAND
- SW STORMWATER DRAIN
- FH FIRE HYDRANT
- MH MAN HOLE
- UNDERGROUND WATER
- UNDERGROUND SEWER

1 SITE PLAN - EXISTING

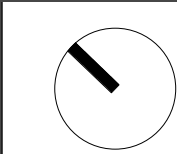
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WWW.CEADS.COM.AU
(07) 4925 0772
INFO@CEADS.COM.AU
LEVEL 1 19 HILL STREET, YEPPOON
QBCC 1126594 QBCC 1126593



SUFFIX	REVISIONS	DATE	INITIALS
A	PRELIMINARY	19/03/24	ECB
B	DA	10/05/24	ECB

PROPOSED
BROWNS EXPRESS - COMMERCIAL SHED
ADDRESS
151-159 ALEXANDRA STREET
DRAWING
EXISTING SITE PLAN

DRAWN BY:	CHECKED BY:	DATE:
ECB	KTL	19/03/24
SCALE:	PROJECT STATUS:	
As indicated	A	
DRAWING No.	SHEET No.	REVISION
D24-026-C	002	B

RP DATA	
Lot Number :	1-3 / 8
RP/SP Number :	RP607350 / 601940
Parish :	MURCHINSON
County :	LIVINGSTONE
Area :	8902m²
Site Cover:	55.01%

AREA SCHEDULE	
NAME	AREA
PROPOSED OPEN SHED 3	1100.42 m²
PROPOSED SHED 2	248.78 m²
PROPOSED COVERED LOADING ZONE	1509.23 m²
PROPOSED OFFICE EXTENSION	73.57 m²
EXISTING COVERED LOADING ZONE	1028.78 m²
EXISTING SHED 1	741.07 m²
EXISTING STRUCTURE	112.09 m²
EXISTING OFFICE	83.45 m²
TOTAL	4897.40 m²



LEGEND

- EXISTING CONCRETE HARDSTAND
- EXISTING COMPACTED HARDSTAND
- STORMWATER DRAIN
- FIRE HYDRANT
- MAN HOLE
- UNDERGROUND WATER
- UNDERGROUND SEWER

1 SITE PLAN - PROPOSED

SCALE: 1 : 500

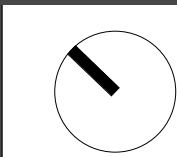
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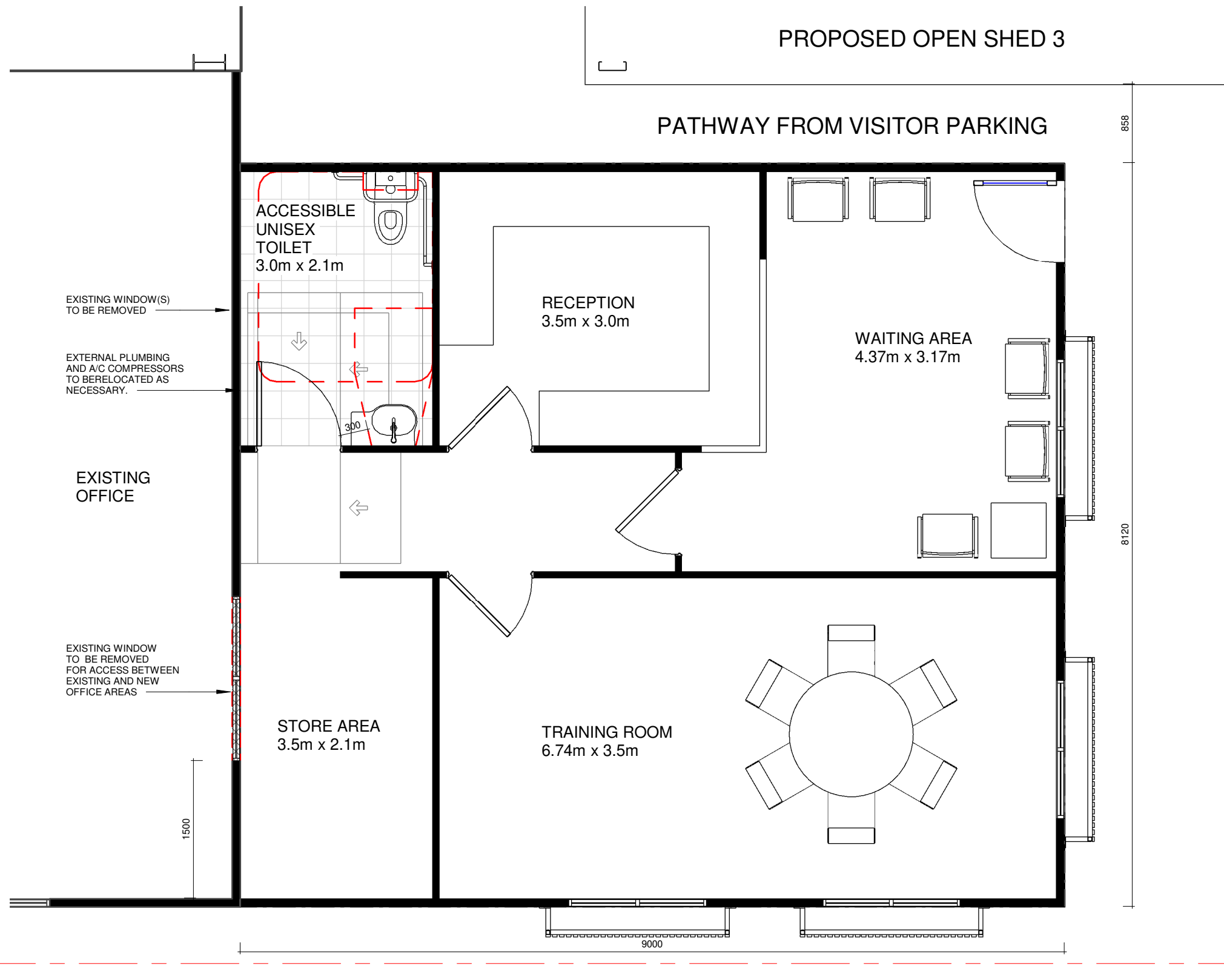
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QBCC 1126594 QBCC 1126593



SUFFIX	REVISIONS	DATE	INITIALS
A	PRELIMINARY	19/03/24	ECB
B	DA	10/05/24	ECB

PROPOSED	BROWNS EXPRESS - COMMERCIAL SHED
ADDRESS	151-159 ALEXANDRA STREET
DRAWING	PROPOSED SITE PLAN

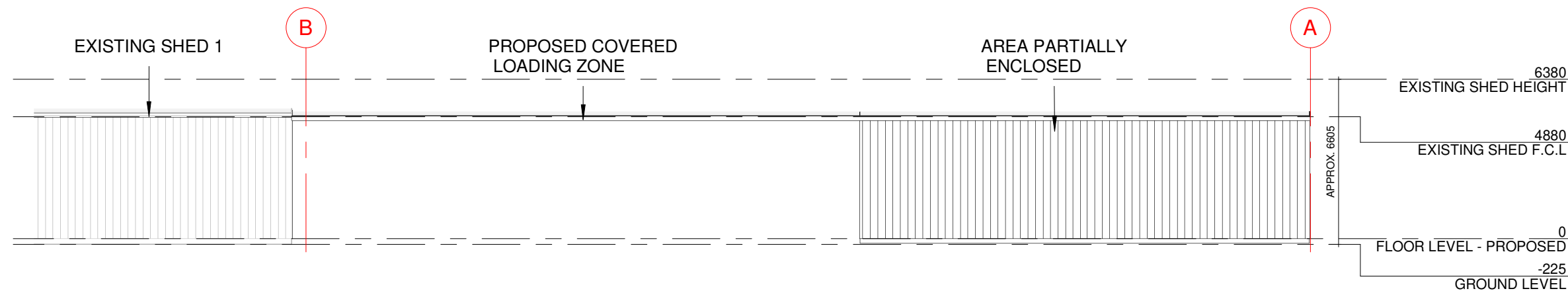
DRAWN BY:	CHECKED BY:	DATE:
ECB	KTL	19/03/24
SCALE:	PROJECT STATUS:	
As indicated	A	
DRAWING No.	SHEET No.	REVISION
D24-026-C	003	B



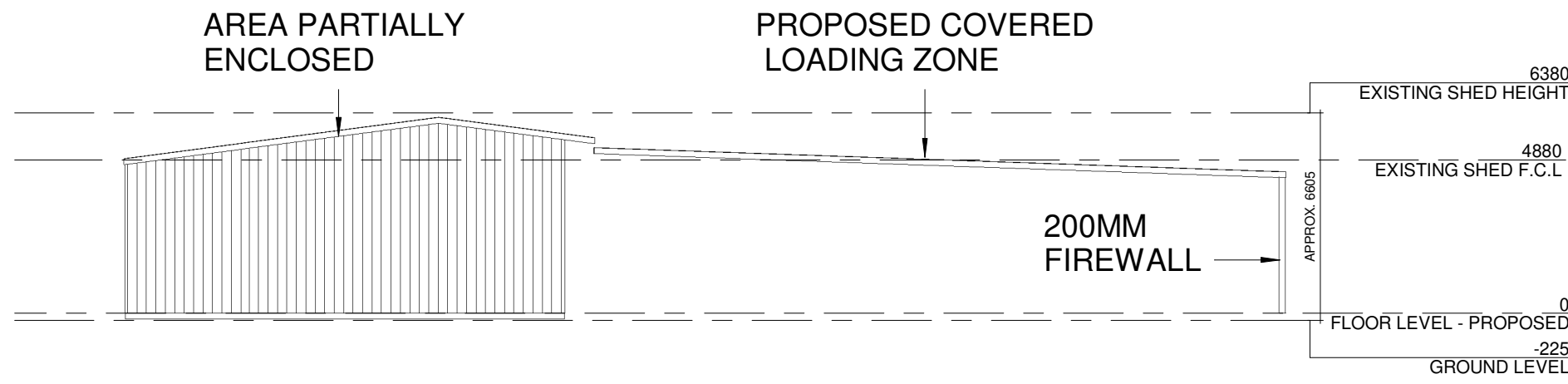
3 FLOOR LEVEL - PROPOSED

SCALE: 1 : 50

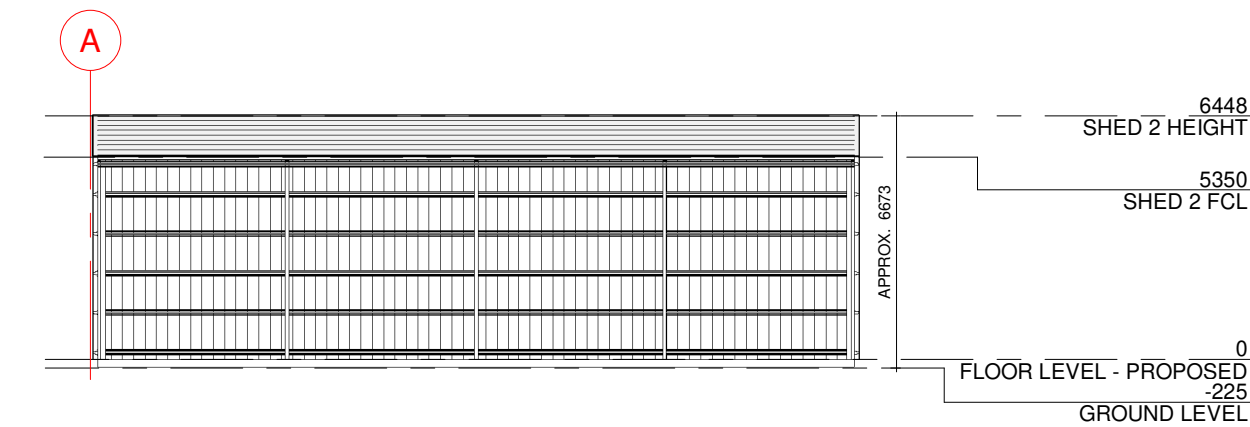
FOR DA APPROVAL



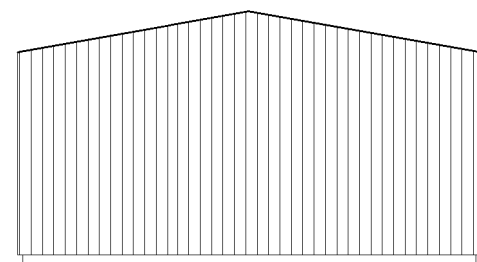
1 PROPOSED COVERED LOADING ZONE - ELEVATION 1
SCALE: 1 : 200



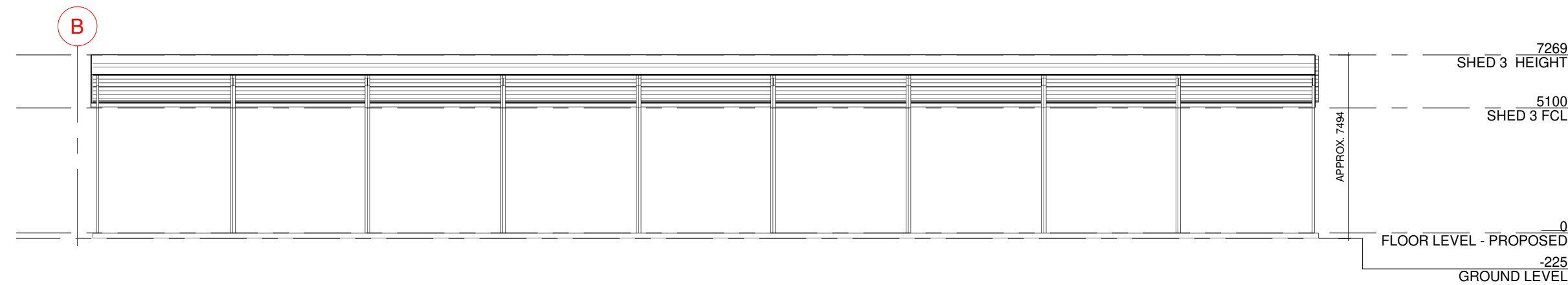
2 PROPOSED COVERED LOADING ZONE - ELEVATION 2
SCALE: 1 : 200



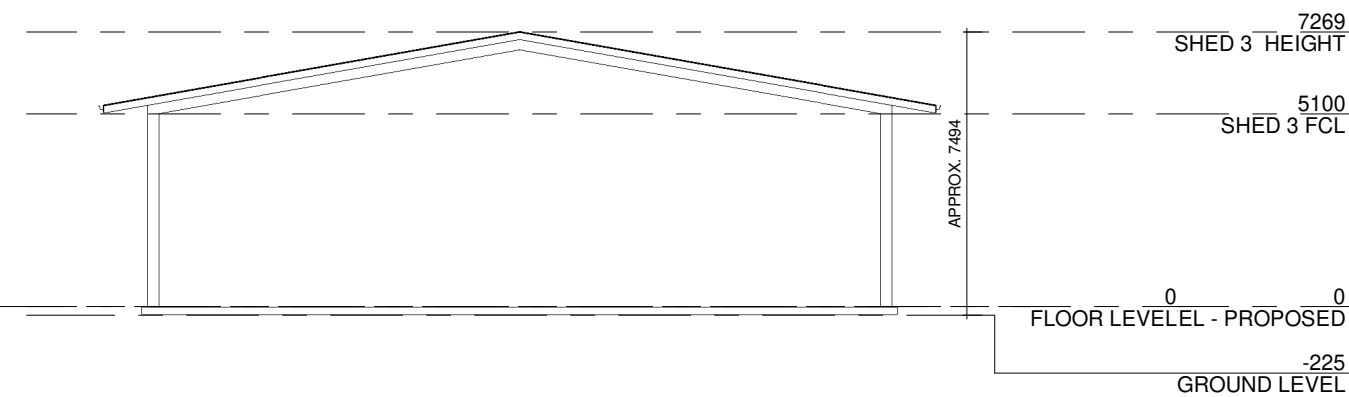
3 PROPOSED SHED 2 - ELEVATION 1
SCALE: 1 : 200



4 PROPOSED SHED 2 - ELEVATION 2
SCALE: 1 : 200



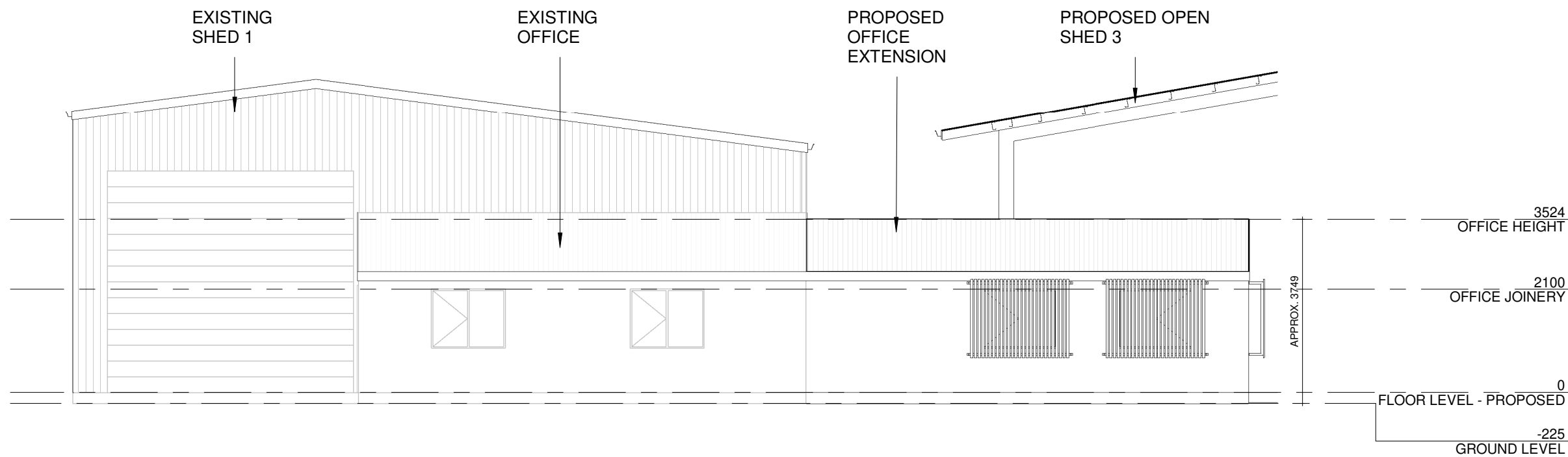
5 PROPOSED OPEN SHED 3 - ELEVATION 1
SCALE: 1 : 200



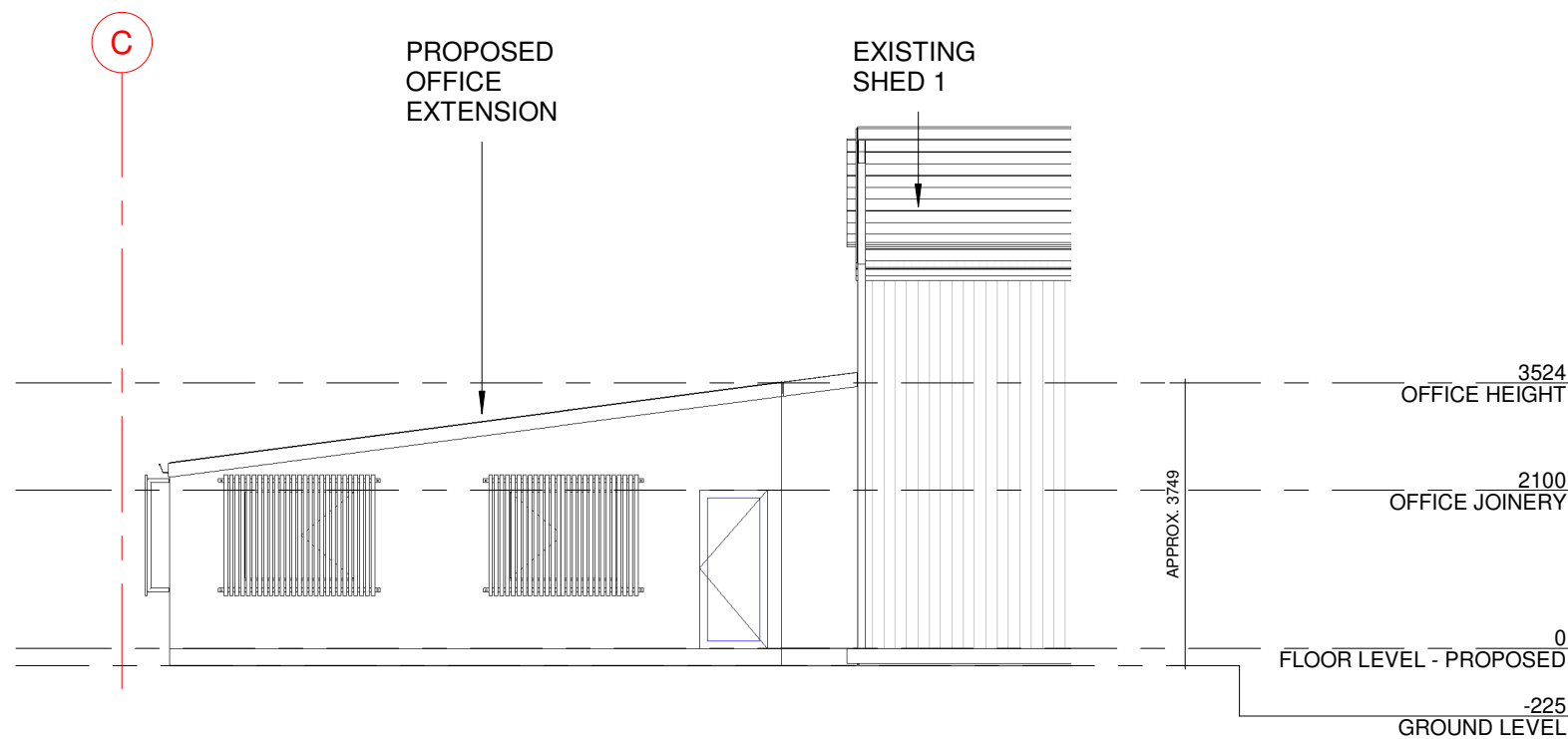
6 PROPOSED OPEN SHED 3 - ELEVATION 2
SCALE: 1 : 200

FOR DA APPROVAL

SUFFIX	REVISIONS	DATE	INITIALS	PROPOSED	DRAWN BY:	CHECKED BY:	DATE:
A	DA	10/05/24	ECB	BROWNS EXPRESS - COMMERCIAL SHED	ECB	KTL	19/03/24
ADDRESS					SCALE:	PROJECT STATUS:	
151-159 ALEXANDRA STREET					1 : 200	A	
DRAWING					AS SHOWN AT A2 DRAWING No.	SHEET No.	REVISION
SHED ELEVATIONS					D24-026-C	200	A

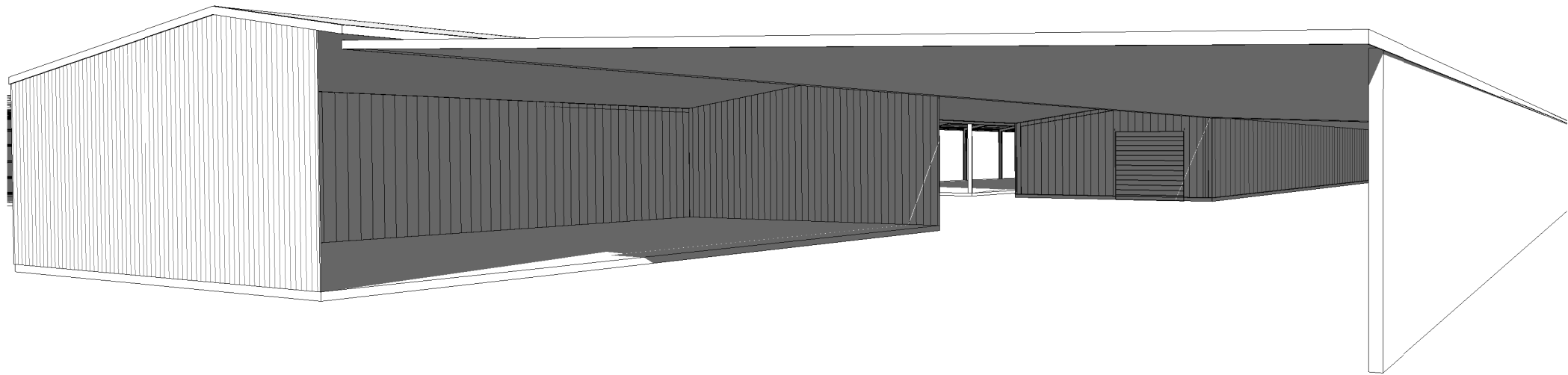


1 PROPOSED OFFICE EXTENSION - ELEVATION 1
SCALE: 1 : 100



2 PROPOSED OFFICE EXTENSION - ELEVATION 2
SCALE: 1 : 100

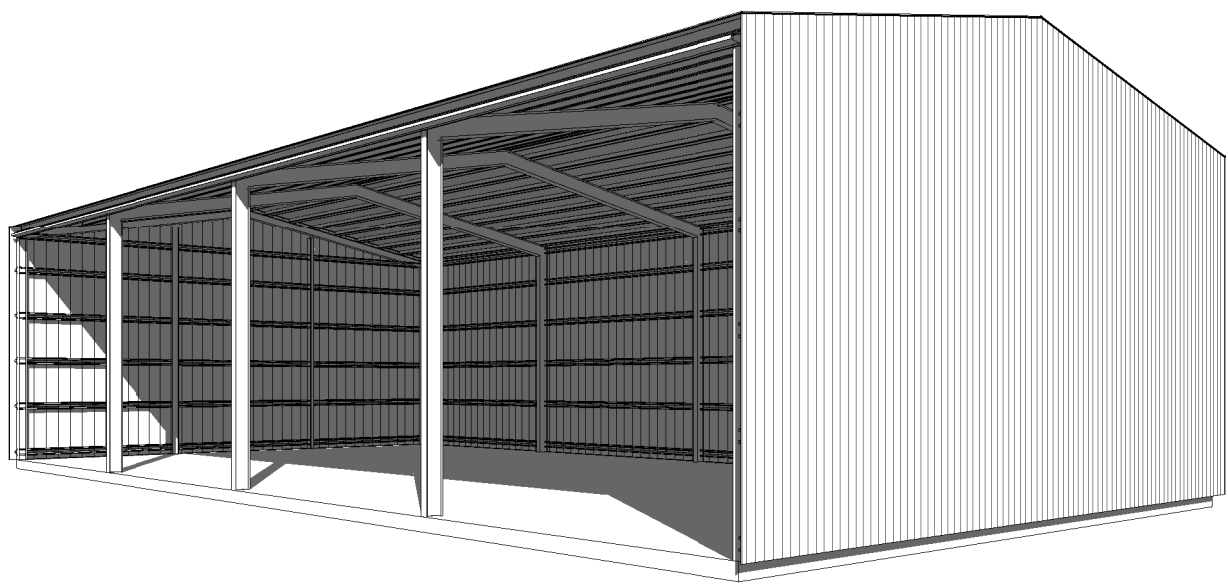
FOR DA APPROVAL



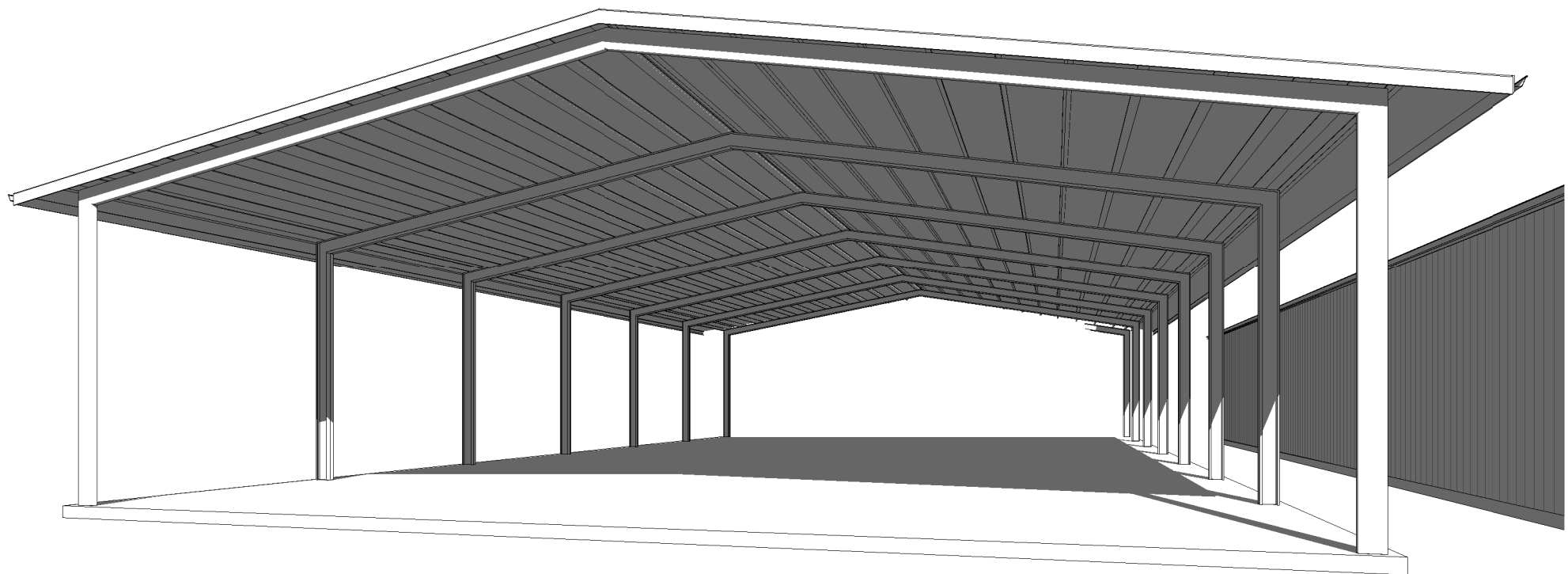
1 3D View - PROPOSED COVERED LOADING ZONE
SCALE:



2 3D View - PROPOSED OFFICE EXTENSION
SCALE:



3 3D View - PROPOSED SHED 2
SCALE:



4 3D View - PROPOSED OPEN SHED 3
SCALE:

FOR DA APPROVAL



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT
ASSESSMENT RULES

Application number:	D/63-2024	For further information regarding this notice, please contact:	Aidan Murray
Date application properly made:	14 June 2024	Phone:	07 4936 8099

1. APPLICANT DETAILS

Name:	Steven Brown Pty Ltd ATF The Steven Brown Trust		
Postal address:	T/A Brown's Express C/- Elaine Bayles (CEADS) PO BOX 1734 YEPPOON QLD 4703		
Contact number:	07 4925 0772	Email:	info@ceads.com.au

2. PROPERTY DESCRIPTION

Street address:	151, 157 and 159 Alexandra Street, Kawana
Real property description:	Lots 1, 2 and 3 on RP607350 and Lot 8 on RP601940

3. OWNER DETAILS

Name:	Steve & Anna Pty Ltd and Steve & Anna Pty Ltd and Duck Street Pty Ltd
Postal address:	PO BOX 1283, ROCKHAMPTON QLD 4700

4. DEVELOPMENT APPROVAL SOUGHT

**Development Permit for a Material Change of Use for a Transport Depot and Warehouse
(existing buildings, new shed structures & extension to office)**

5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	☒	☐

6. REFERRAL AGENCIES

NIL

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and	

- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and
- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?

NO

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: **Aidan Murray**

**ACTING PRINCIPAL
PLANNING OFFICER**

Signature:



Date: 21 June 2024

5 July 2024

Our reference: D/63-2024
Enquiries to: Aidan Murray
Telephone: 07 4936 8099

Steven Brown Pty Ltd Atf The Steven Brown Trust
T/A Brown's Express
C/- Elaine Bayles (CEADS)
PO BOX 1734
YEPPOON QLD 4703

Dear Sir/Madam

INFORMATION REQUEST – DEVELOPMENT APPLICATION D/63-2024 FOR A MATERIAL CHANGE OF USE FOR TRANSPORT DEPOT AND WAREHOUSE (EXISTING BUILDINGS, NEW SHED STRUCTURES & EXTENSION TO OFFICE) – SITUATED AT 151, 157 AND 159 ALEXANDRA STREET, KAWANA – DESCRIBED AS LOTS 1, 2 AND 3 ON RP607350 AND LOT 8 ON RP601940

Council refers to your application received by Council on 29 May 2024.

Council officers have undertaken a detailed assessment of the development application and require you to provide further information to address the following issues:

1.0 Operating Procedures

- 1.1 The application material provided is not sufficient for Council to undertake assessment of the application. Additional information is required on the nature and purpose of the existing and proposed development as well as operational activities that take place on the site. Please provide the following information:
- A description of the land use activity and operational activities undertaken by Brown's Express on the subject site; and
 - Staff numbers and hours of operation, noting the Low Impact Industry Zone Code does not generally support twenty four (24) hour operations as identified in Performance Outcome (PO) 19 of the zone code within the *Rockhampton Region Planning Scheme 2015* (the planning scheme).

2.0 Built Form

- 2.1 On review of the application, Council considers the built form and scale of the proposed development to adversely impact the local amenity and streetscape of Alexandra Street. Please amend the application to increase the front boundary (road) setback of the proposed covered loading zone. Ideally, it is recommended that the front of the open structure align with the southwestern (rear) edge of the existing igloos to achieve the best visual amenity outcome.
- 2.2 The covered loading area is proposed over existing sewerage infrastructure, including two access chambers ("manholes"). In accordance with the *Queensland Development Code* (QDC), all sewerage access chambers must be open to the sky and cannot be built

over. As such, please amend the application such that the proposed covered loading zone is a minimum of 5.0 metres clear of the centre of the access chambers in accordance with the requirements of the QDC.

3.0 Landscaping

- 3.1 To further improve the streetscape and visual amenity of the subject site, please provide landscaping with a minimum width of two (2) metres along road frontages excluding areas occupied by existing buildings, structures or driveway crossovers.
- 3.2 Please provide shade trees in the staff car parking area at a rate of one (1) tree per three (3) car parks. Refer to Acceptable Outcomes 11.1 to 11.6 of the Landscape Code within the planning scheme for the required assessment benchmarks associated with shade trees.

4.0 Access, Parking and Transport

- 4.1 In accordance with Council requirements, it will be necessary to upgrade the eastern side of Duck Street for the frontage of the subject site, including kerb and channel and any vehicle crossovers associated with the development. The kerb and channel should align with the existing sections to the north and south of the site. Please amend the drawings to reflect this requirement.
- 4.2 Please provide swept paths for the largest vehicle associated with the development at all relevant entry / egress points.

5.0 Stormwater Management

- 5.1 Please provide a Stormwater Management Plan (SMP) for the site. It is acknowledged that the Applicant has stated that the SMP will be submitted with the Operational Works application however given the lack of stormwater infrastructure in the area and the increase in impervious area as a result of the proposed development, Council requires this information to be submitted with the subject application to demonstrate that stormwater runoff from the site can be managed appropriately without causing a nuisance to surrounding properties and infrastructure. The SMP must address the following:
 - Identification of drainage catchment and sub-catchment areas for the pre-development and post-development scenarios. Please provide a suitably scaled stormwater master plan showing the stormwater catchment and sub-catchments for each of these scenarios and clearly identify the lawful point(s) of discharge for the subject land that comply with the provisions of the Queensland Urban Drainage Manual.
 - An assessment of the major and minor rainfall event peak discharges for the pre-development and post-development scenarios.
 - Identification and conceptual design of all new drainage systems, and modifications to existing drainage systems, required to appropriately and adequately manage stormwater collection and discharge from the proposed development, and conveyance of major event flows through the subject land, consistent with the provisions of the Queensland Urban Drainage Manual and the Capricorn Municipal Development Guidelines.
 - Identification and conceptual design of stormwater mitigation works located on the subject land such as on-site detention systems, on-site retention systems, and associated outlet systems, in order to mitigate the impacts of the proposed development on downstream lands and existing upstream and downstream drainage systems. The proposed mitigation works must ensure that the post-development

discharge from the subject land does not exceed the pre-development discharge for all design rainfall events up to and including the 1% AEP (Annual Exceedance Probability) event. In addition, please provide supporting calculations demonstrating the adequacy and suitability of all proposed detention systems, retention systems and outlet systems located within the subject land.

- Demonstration of how the proposal meets the water quality objectives of the *Queensland Water Quality Guidelines* and the *State Planning Policy*.

ADVISORY NOTES

1. Please be advised that Council has no record of a material change of use approval for a transport depot on the subject site nor does Council have any records that would support existing land use rights for a transport depot on the subject site. Furthermore, Council has identified that the transport depot activity has gradually expanded into Lots 1-3 on RP607350 and increased in scale and intensity over the course of several years without material change of use approval. As such, Council considers the current application to be applicable to the land use activity as a whole, including all development and activity currently existing and occurring on the site in addition to the proposed new buildings and structures.
2. Please be advised that it will be necessary for all unsealed access, parking and manoeuvring areas to be appropriately sealed in accordance with Council requirements. This requirement should be reflected in the amended plans and considered as part of the required Stormwater Management Plan. Conditions will also be implemented requiring that car parks be line marked.
3. Please be advised that an approval for Building Over / Adjacent to Local Government Sewerage Infrastructure will be required for any proposed structures being built over Council's sewerage infrastructure.
4. Please be advised that it will be necessary for the applicant to amalgamate the subject lots into one (1) allotment and any redundant service connections will need to be removed.

Under section 13 of the Development Assessment Rules, the Applicant has three (3) options available in response to this information request. The Applicant must give the Assessment Manager:

1. all of the information requested; or
2. part of the information requested, together with a notice requiring the Assessment Manager and each referral agency to proceed with the assessment of the application; or
3. a notice:
 - i. stating the Applicant does not intend to supply any of the information requested; and
 - ii. requiring the Assessment Manager and each referral agency to proceed with the assessment of the application.

Response to this further information request should be forwarded to:

General.Enquiries@rrc.qld.gov.au or;
Development Assessment Section
Rockhampton Regional Council
PO Box 1860
ROCKHAMPTON QLD 4700

A response must be received within a period of three (3) months from the date of this letter, in accordance with section 68 (1) of the *Planning Act 2016* and sections 12 and 13 of the Development Assessment Rules. Please forward your response to this information request to Council at your earliest convenience, in order for the assessment of your application to progress further.

Should you have any queries regarding the above information request, please contact the undersigned on 07 4936 8099.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Aidan Murray', with a stylized, cursive script.

Aidan Murray
Acting Principal Planning Officer
Planning and Regulatory Services

Information Request Response Form
(to be returned to the Assessment Manager with the response)

I _____ choose to respond to the Assessment Manager's
Information Request:

☐ in full;

OR

☐ in part, with this notice requiring the Assessment Manager and each referral
agency to proceed with the assessment of the application;

OR

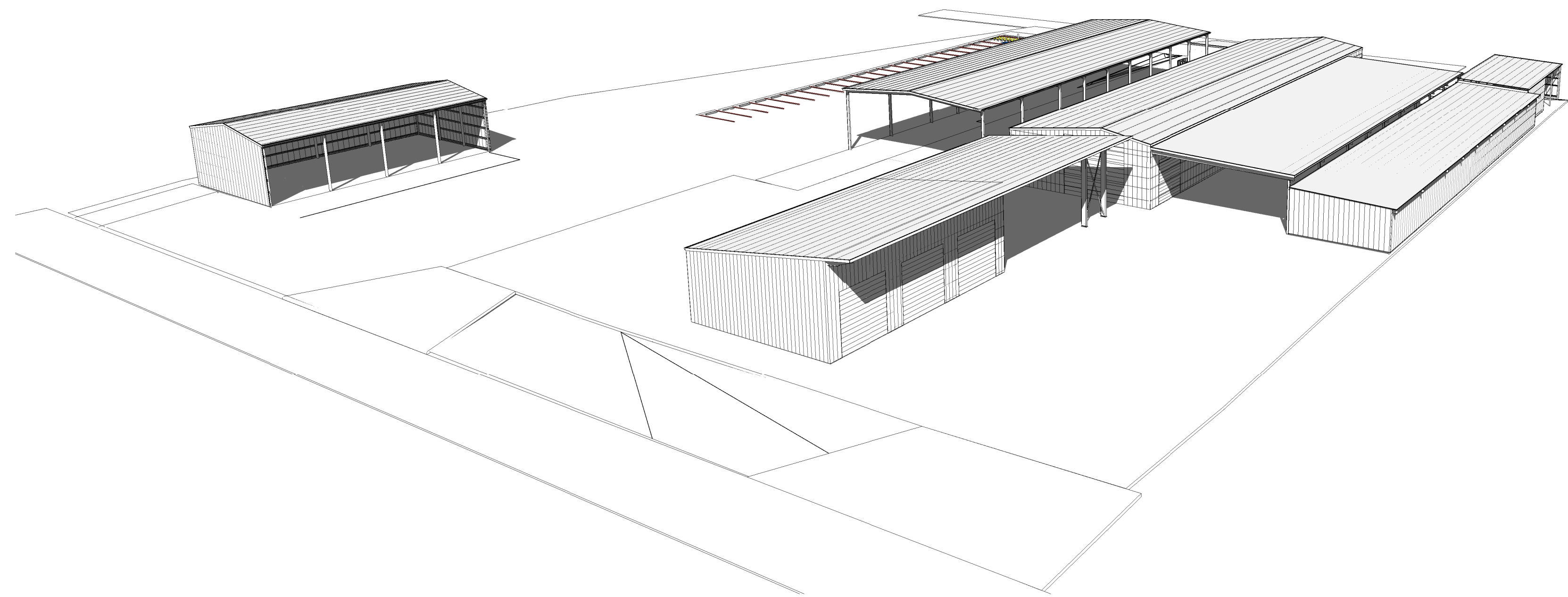
☐ stating that I do not intend to supply any of the information requested; and
requiring the Assessment Manager and each referral agency to proceed with the
assessment of the application.

A copy of the response to the Assessment Manager's information request has been provided
to all Referral Agencies nominated on the Confirmation Notice.

I understand the requirements of this Information Request as listed above.

Signed : _____ Date : _____

Position : _____



PLANNING SCHEDULE			
RP DATA			
Lot & Plan Numbers	Lot 8 on RP601940 & Lots 1-3 on RP607350		
Parish	Murchison		
County	Livingstone		
Local Government Area	Rockhampton Regional Council		
PLANNING STATISTICS			
Zone	Low Impact Industry Zone		
Applicable Primary Code	None identified		
Applicable Sub-Codes	None identified		
SITE & FACILITY STATISTICS			
Site Area	8902 m²		
Sewer	Served by Municipal Sewerage System		
Site Usage	Office	155m²	1.74%
	Enclosed Sheds	1220m²	13.70%
	Covered Hardstand	2173m²	24.41%
	Uncovered Hardstand	5275m²	59.26%
	Landscaping	79m²	0.89%
TOTAL			100%
No. of onsite Carparks	19 (Office = 1 per 30m² plus Warehouse = 1 per 100m²)		
Required	24		
Provided			
BUILDING STATISTICS			
No. of Stories	1		
Office Building	155m²		
Enclosed Sheds	1220m²		
Open Cover Structures	2173m²		
Total Area Buildings & Structures	3548m²		
Building Height	10.0m		
Allowable	7.7m approx.		
Proposed			
Setbacks (to main walls)	Building to Front Alignment	Built to Boundary	
	Building to Left Alignment	3m	
	Building to Right Alignment	Built to Boundary	
	Building to Rear Alignment	Built to Boundary	
	Building to Floor Alignment	Built to Boundary	
Class of building	Class 7b (Warehouse)		
Type of construction	Type C		
Climate zone	Zone 2		

SHEET LIST			
SHEET #	SHEET NAME	REVISION	REVISION DATE
001	LOCALITY PLAN	C	17/09/24
002	EXISTING SITE PLAN	D	17/09/24
003	PROPOSED SITE PLAN	E	30/09/24
004	LANDSCAPING & CARPARKING PLAN	C	30/09/24
005	LANDSCAPING & CARPARKING CALLOUTS	A	17/09/24
100	FLOOR PLAN - OFFICE EXTENSION	C	17/09/24
101	FLOOR PLAN - SHED 1 & LOADING ZONE	C	30/09/24
102	FLOOR PLAN - SHED 2	B	17/09/24
103	FLOORPLAN - SHED 3	C	30/09/24
200	ELEVATIONS & 3D - OFFICE EXTENSION	D	30/09/24
201	ELEVATIONS & 3D - SHED 1 & LOADING ZONE	C	30/09/24
202	ELEVATIONS & 3D - SHED 2	B	17/09/24
203	ELEVATIONS & 3D - SHED 3	C	30/09/24

GENERAL NOTES

All work is to comply with the National Construction Code (NCC) Vol 1 requirements and Australian Standards including most current amendments.

Where the NCC is referred to this should be taken as the NCC Volume 1 2022.

All local council requirements including development approval conditions are to be met unless approved otherwise.

Drawings are to be read in conjunction with the specification, schedules and all consultants/engineering drawings including specifications.

Do not scale off drawings. If dimensions are missing or need clarifying contact the designer immediately. If in any doubt contact the designer.

All materials, fixtures and fittings are to be supplied, stored and installed as per manufacturers specifications and relevant Australian Standards.

Before beginning building works, the builder is to verify all of the dimensions, levels and services. If any discrepancy is found between consultants and designers drawings sets notify the designer immediately. All levels, dimensions and falls to be verified through out the construction process.

It is the responsibility of the builder and each sub contractor to ensure they have performed a dial before you dig search prior to attending and carrying out works on site, this can be done by calling 1100 or visiting www.byda.com.au



CONSULTANTS

Refer to civil engineering for earthworks, stormwater and sewer design, pad, slab and driveway levels and falls.

Refer to structural engineering for footings, slabs, framing, bracing & tie-down details.

Refer to hydraulic engineering for drainage, hot & cold water and roof drainage design. Fire service by Hydraulic engineer if required; including fire hydrant, fire hose reels, portable fire extinguishers.

Refer to electrical engineering for power, data, comms, lighting design & details.

Refer to mechanical engineering for air conditioning, associated plant design and details.

Refer to landscape architects drawings and specifications for layout, planting species and maintenance schedule

ENERGY EFFICIENCY

Construction, materials and specifications to be in accordance with an energy efficiency assessment complying with NCC Volume 1, section J and the QDC code MP4.1 sustainable buildings.

All insulation that is part of the building envelope will be installed in accordance with NCC Part J4, the manufacturer's specifications and AS/NZS 4859.1 - 2018

All external glazing to be installed in accordance with the Energy Assessment Report.

Windows & doors to be sealed in accordance with NCC Part J5.

LIFTS

Refer to lift services drawings and specifications for design and details on lift, surrounding shaft & required signage.

Separation of lift shafts as per NCC.

Lift to be installed in accordance with NCC Part E, AS1735 - 2022 and to manufacturers specifications.

TERMITE PROTECTION

Provide protection in accordance with the NCC - Queensland amendments and AS 3660.1 - 2014 "Protection of buildings from subterranean termites". The builder and owner shall:

Negotiate an option for the termite control within the code. (Builders shall make available) to the owner information written for the consumer relating to termite protection options.

Record in writing the selected option and each retain a copy signed by both parties.

The owner and subsequent owners shall be responsible for arranging inspections by a trained person at maximum 12 month intervals.

ROOFING

Roof sheeting, downpipes and flashings etc to be installed to manufacturers specifications and in accordance with the NCC.

Fall prevention anchor points @ 6.0m Crs max. to comply with NCC Clause D1P3 & AS2626-1983

Stormwater drainage to comply with AS/NZS3500.3 - 2021.

FIRE

Fire protection to comply with the NCC requirements for the building class and construction type.

Openings in slabs or ceilings are to be compliant with NCC Part C4.

Construction joints required in fire rated walls, slabs, ceilings to be in accordance with AS1530.4 - 2005 & NCC clause C4.

Party walls separating tenancies or units are to run to the underside of roof sheeting with a suitable non-combustible mineral fibre packed between sheeting and wall to achieve the separation.

Smoke alarms to comply with Part E2 of the NCC and AS3786 - 2014. Refer to electrical engineering for details.

Refer to hydraulic engineering for details on fire hydrants, fire hose reels and fire extinguishers.

STAIRS

Fire isolated stairways and ramps to be constructed in accordance with NCC Part D2.

Non fire isolated stairways & ramps to be constructed in accordance with NCC Part D2.

Stairways to have a clear unobstructed width of not less than 1m as per NCC Part D2.

Stairways to have a clear unobstructed height of not less than 2m measured vertically along the nosings of the treads or floor of the landing as per NCC Part D2.

BALUSTRADES

All balustrades to have a continuous handrail to comply with AS1288 - 2021, NCC Part B2D4 and Specifications 11 & 12.

Balustrades to be a minimum of 1000mm above F.F.L.for any access path, balcony or landing as per NCC Part D3.

Balustrades to be a minimum of 865mm above F.F.L. beneath an openable window and along stair runs as per NCC D2.16.

Balustrades to floors more than 4m below must not have rails between 150mm & 765mm.

Openable windows where the floor below is 2m or greater are to be protected with a restricted opening device of screening as per NCC Part D1.

WET AREAS

Wet areas to comply with NCC Part F

Setdown all wet areas 50mm u.n.o to allow for tiles and fall to floor wastes.

All shower roses, kitchen sinks, basins & laundry tubs to have minimum 3 star water efficiency rating.

All toilet cisterns to have a dual flush function and a minimum 4-star WELS rating.

GLAZING

All glazing to comply with AS2047 - 2014 & AS1288 - 2021 as required by the NCC Part B1D4

Glass balustrade to be in accordance with AS1288 - 2021 and AS1170 - 2011

Seals to windows to be in accordance with NCC Part J1V4.

DOORS

Required exit doors to be in accordance with the NCC.

Refer to door schedule for hardware, hinges & dimensions.

Provide lift off hinges to lockable WC swing doors.

Designated exit doors to have level functional door handles as per NCC Part D1 and AS1428.1 - 2021.

Seals to all doors to be in accordance with Part J of the NCC

Doors located in fire walls to have an FRL not less than that required by the NCC Specification 5 and must be self closing in accordance with NCC Part C4

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D24-026-C



1 LOCALITY PLAN
SCALE: 1 : 100

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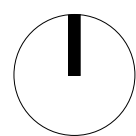
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BD Building Design
Queensland



SUFFIX
A PRELIMINARY
B DA
C DEVELOPMENT APPROVAL

REVISIONS

DATE
19/03/24
10/05/24
17/09/24

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ECB
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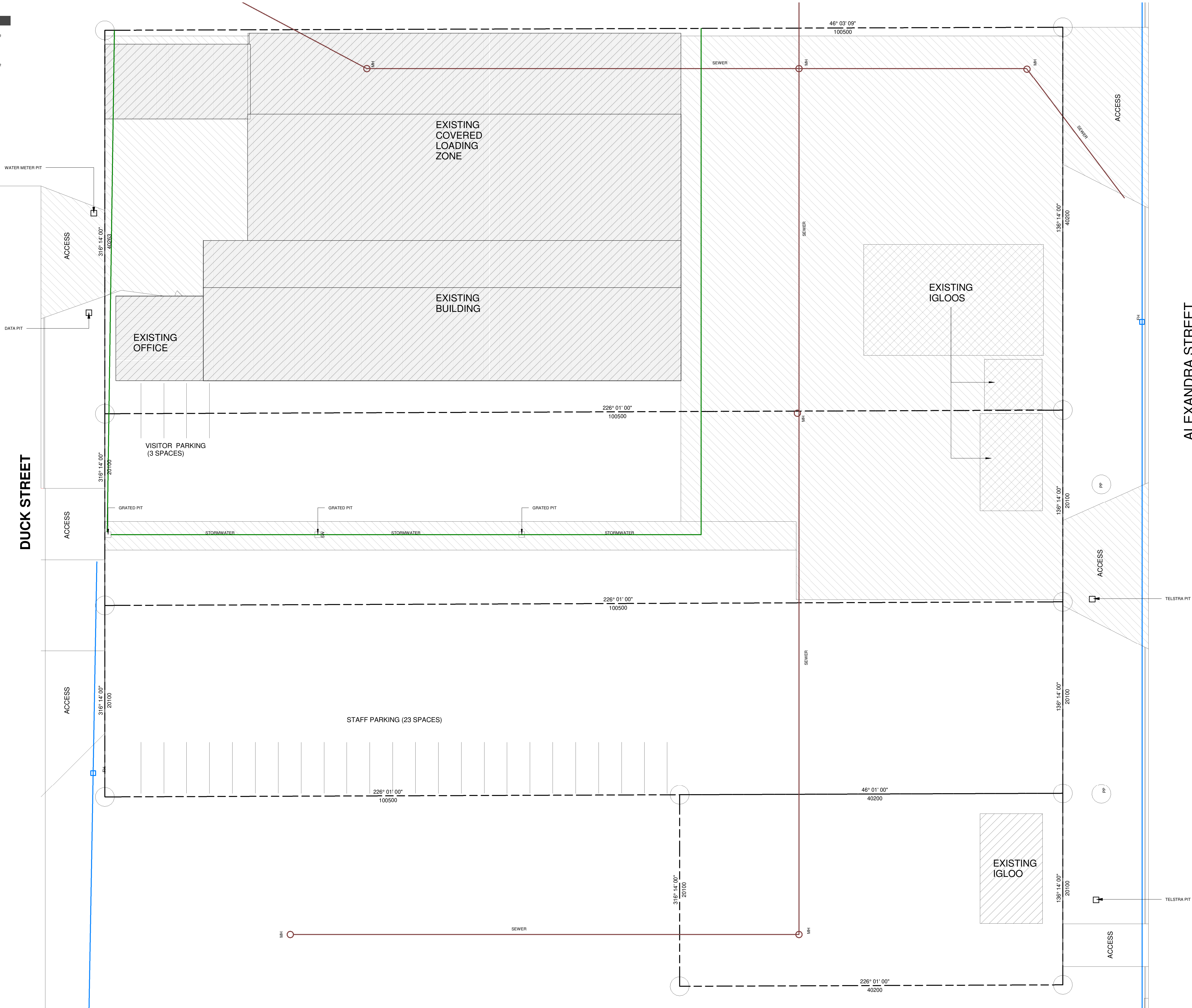
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RP DATA		
Lot Number :	1-3 / 8	
RP/SP Number :	RP607350 / 601940	
Parish :	MURCHINSON	
County :	LIVINGSTONE	
Area :	8902m²	
Site Cover:	22.07%	

AREA SCHEDULE - EXISTING ONLY		
NAME	AREA	
EXISTING COVERED LOADING ZONE	1014.37 m²	
EXISTING BUILDING	736.30 m²	
EXISTING STRUCTURE	110.30 m²	
EXISTING OFFICE	81.69 m²	
TOTAL	1942.66 m²	

SW	STORMWATER DRAIN
FH	FIRE HYDRANT
MH	MAN HOLE
— UNDERGROUND WATER	
— UNDERGROUND SEWER	
PP	POWER POLE



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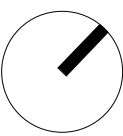
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EXISTING SITE PLAN

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RP DATA
Lot Number : 1-3 / 8
RP/SP Number : RP607350 / 601940
Parish : MURCHINSON
County : LIVINGSTONE
Area : 8902m²
Site Cover: 55.01%

AREA SCHEDULE		
NAME	AREA	
EXISTING COVERED LOADING ZONE	1014.37 m²	
EXISTING BUILDING	736.30 m²	
EXISTING STRUCTURE	110.30 m²	
EXISTING OFFICE	81.69 m²	
PROPOSED SHED 2	247.81 m²	
SHED 1 & LOADING ZONE	503.33 m²	
OFFICE EXTENSION	72.88 m²	
SHED 3	780.89 m²	
TOTAL	3547.57 m²	

- SW STORMWATER DRAIN
- FH FIRE HYDRANT
- MH MAN HOLE
- UNDERGROUND WATER
- UNDERGROUND SEWER
- PP POWER POLE

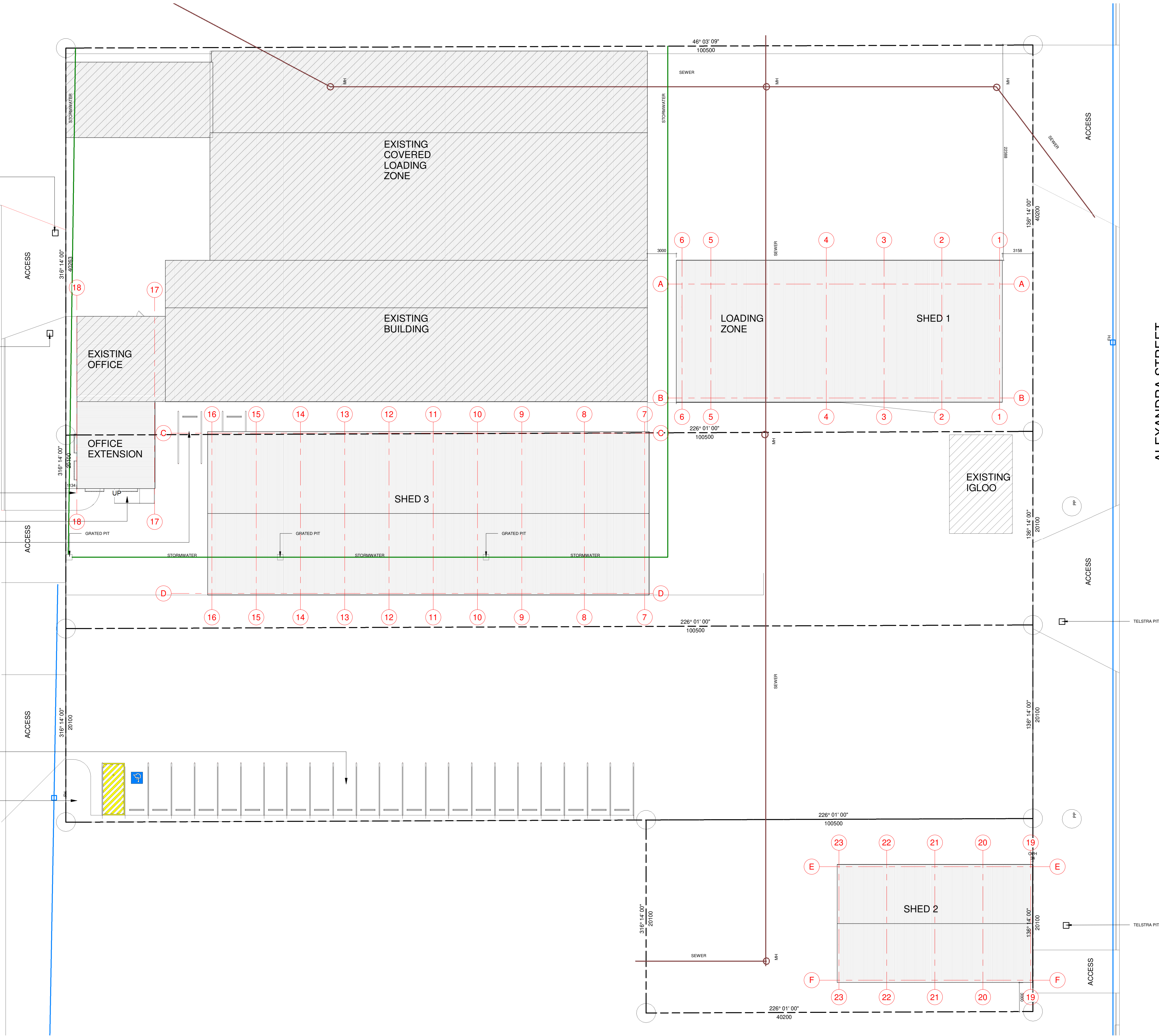
LANDSCAPING - REFER TO LANDSCAPING & CARPARKING PLAN

ACCESS RAMP & HANDRAILS TO BE INSTALLED IN COMPLIANCE WITH AS1428.1

VISITOR PARKING - REFER TO LANDSCAPING & CARPARKING PLAN

CAR PARKING - REFER TO LANDSCAPING & CARPARKING PLAN

LANDSCAPING - REFER TO LANDSCAPING & CARPARKING PLAN



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REFER TO LANDSCAPING
& CARPARKING CALLOUTS
FOR ADDITIONAL DETAILS.

ROAD

NEW CONCRETE

CONCRETE HARDSTAND

COMPACTED EARTH / GRAVEL

LANDSCAPING - GRASS

LANDSCAPING - PLANTS
REFER TO LANDSCAPING LEGEND

BUILDING

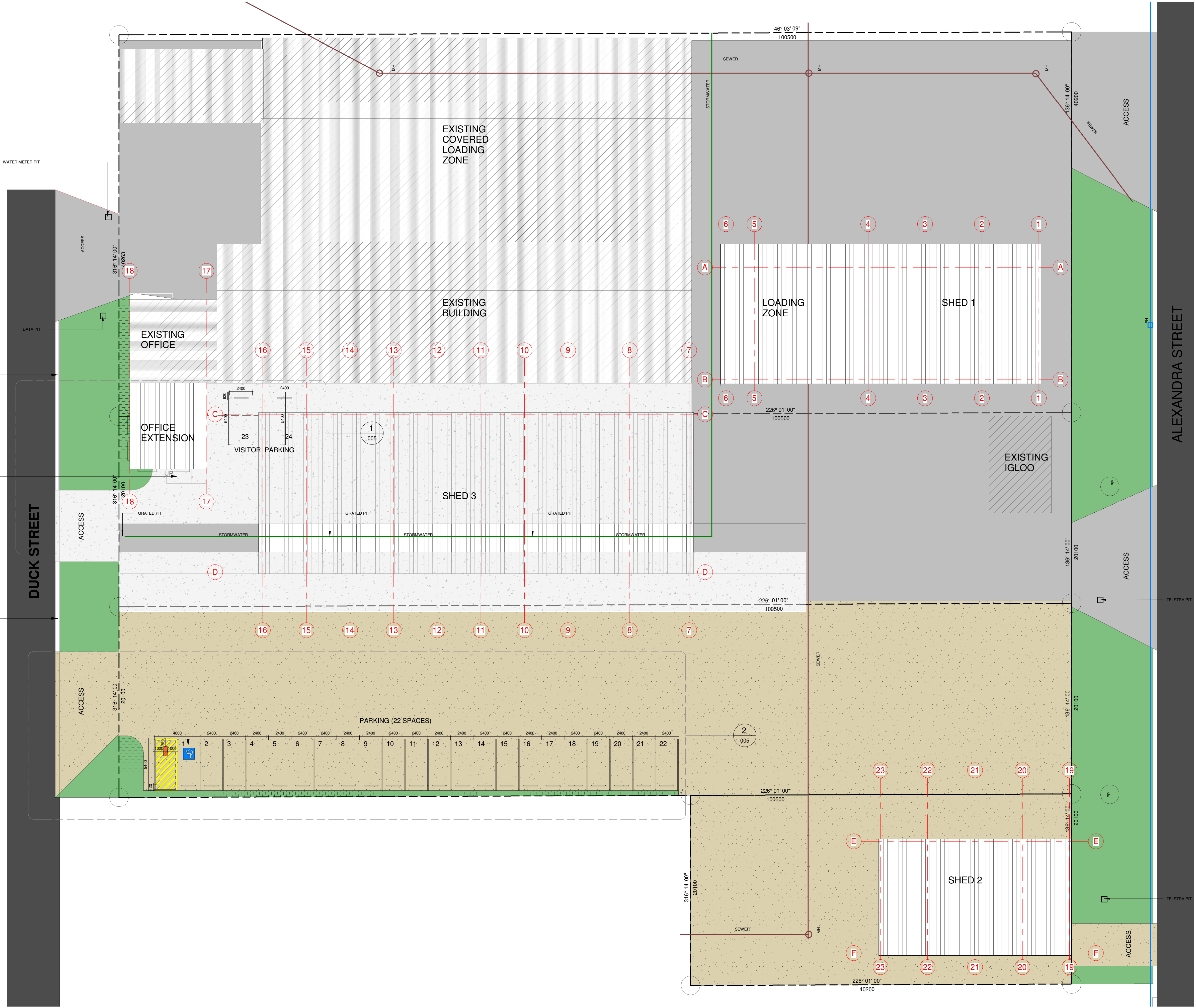
EXISTING

KERB & CHANNEL TO MATCH
EXISTING REFER TO CIVIL
ENGINEERING FOR DETAILS

ACCESS RAMP & HANDRAILS TO BE
INSTALLED IN COMPLIANCE WITH
AS1428.1

KERB & CHANNEL TO MATCH
EXISTING REFER TO CIVIL
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REFER TO AS 2890.6 FOR
CARPARKING REQUIREMENTS



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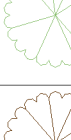
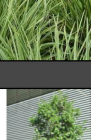
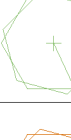
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DETAILS			
Top Soil	100mm organic loam		
Mounding (Clean topsoil)	100mm min.		
Existing Trees	Existing street trees to remain		
Mulch beds	wood chip depth 100mm		
Maintenance Program			
Watering	Manually operated drip system		
Hedging/Shrubs	Dripers		
Lawn/Trees	Manual Sprinklers		
Maintenance	By proprietor and/or staff as need basis.		
Planting:			
Garden Beds	Cultivate existing soil to 300mm min. depth. If clay is encountered break up and mix with system 1kg/kg mirt. Import clean topsoil over. Fertilise with 'Agrimor' plant cells as directed.		
Lawn:	Cultivate existing soil to 300mm min. depth. Spread 50mm min clean topsoil over. Fertilise prior to laying of turf with N.P.K. 14:15:10 40kg/m ² . Fertilise after turf being laid with sulphate of ammonia 1kg/kg mrt.		
Shade Street Trees	New trees, double stacked, mulched and watered in. Use of water crystals is recommended. New trees watered with automatic sprinkler system.		
GROUND COVERS			
	NAME	MATURE HEIGHT	PICTURE
	Wild Yellow Iris	Dietses Bicolor 0.8m 0.8m Wide 140mm Pot	
WYI			
	Moses in the Cradle	Rheoo Dwarf 0.2m 0.4m Wide 140mm Pot	
MTI			
	Basket Grass	Lomandra Longifolia 0.6m 0.6m Wide 140mm Pot	
BG			
	Stripey White	Ophiopogon Intermedius 0.3m 0.3m Wide 140mm Pot	
SW			
TREES			
	Weeping Lily Pilly	Waterhouseia Floribunda 1.6-1.8m 1.2 Wide 45L Pot	
WLP			
	Evergreen Ash	Griffiths Fraxinus 2m 1.8m Wide 45L Pot	
EGA			
TURF - SELECTED BUFFALO LAWN			
CULTIVATE SUBGRADE/ NATURAL GRADE TO 150mm DEPTH CULTIVATE GYPSUM @ 250mm TOP SUBGRADE. SPREAD SPECIFIED TOPSOIL TO MIN. 50 DEPTH LAWN TO EDGE. FILL GAPS FERTILISE. WATER & ROLL.			
SHRUBS			
	Min a Min	Murraia 1m 1m Wide 14L Pot	
MM			
	Sacred Bamboo	Nandina domestica 1.5m 1.5m Wide 14L Pot	
SB			
	Lily Pilly	Acmena Smithii 1.4-1.5 0.8-1m WIDE 45L Pot	
LP			



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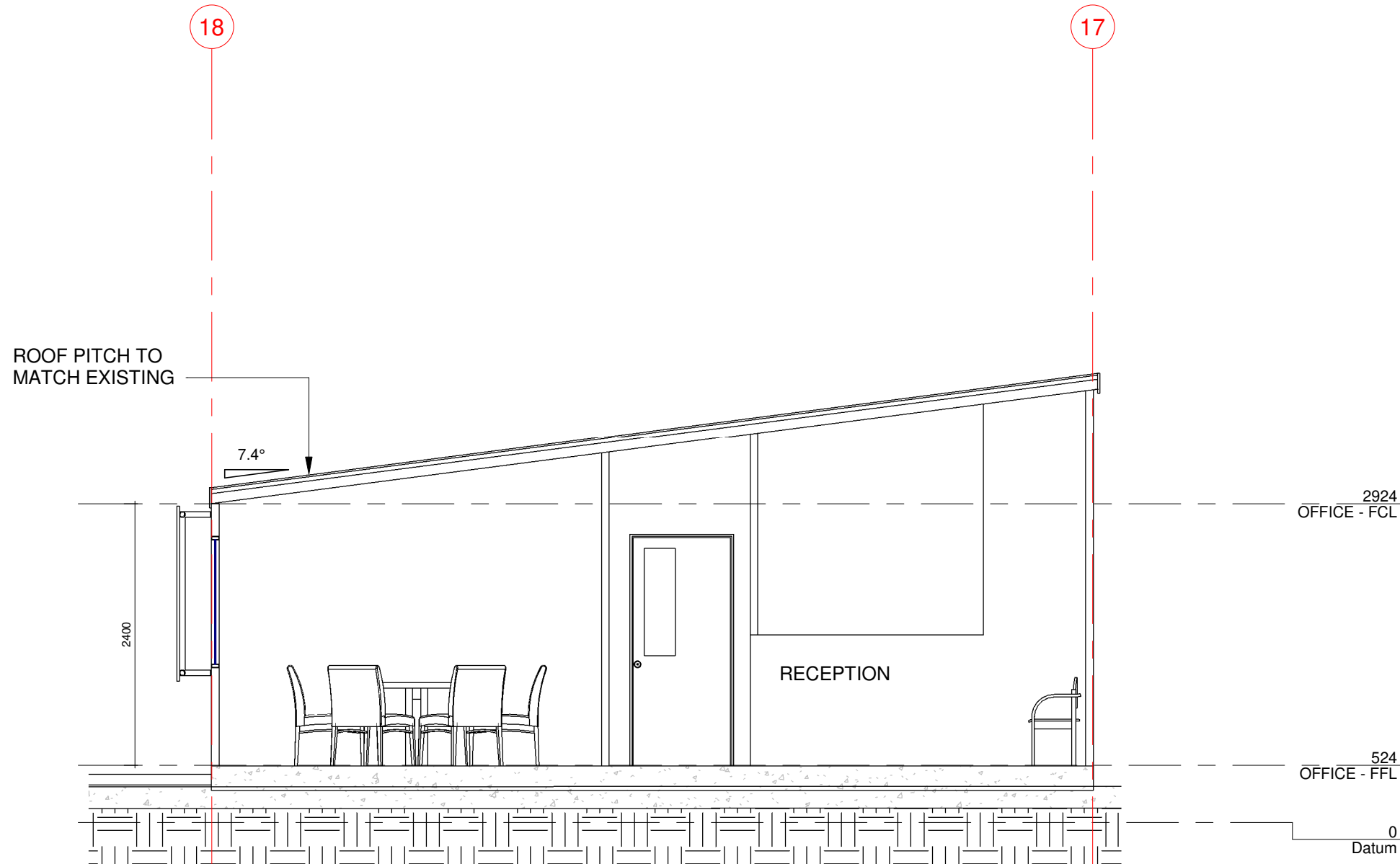
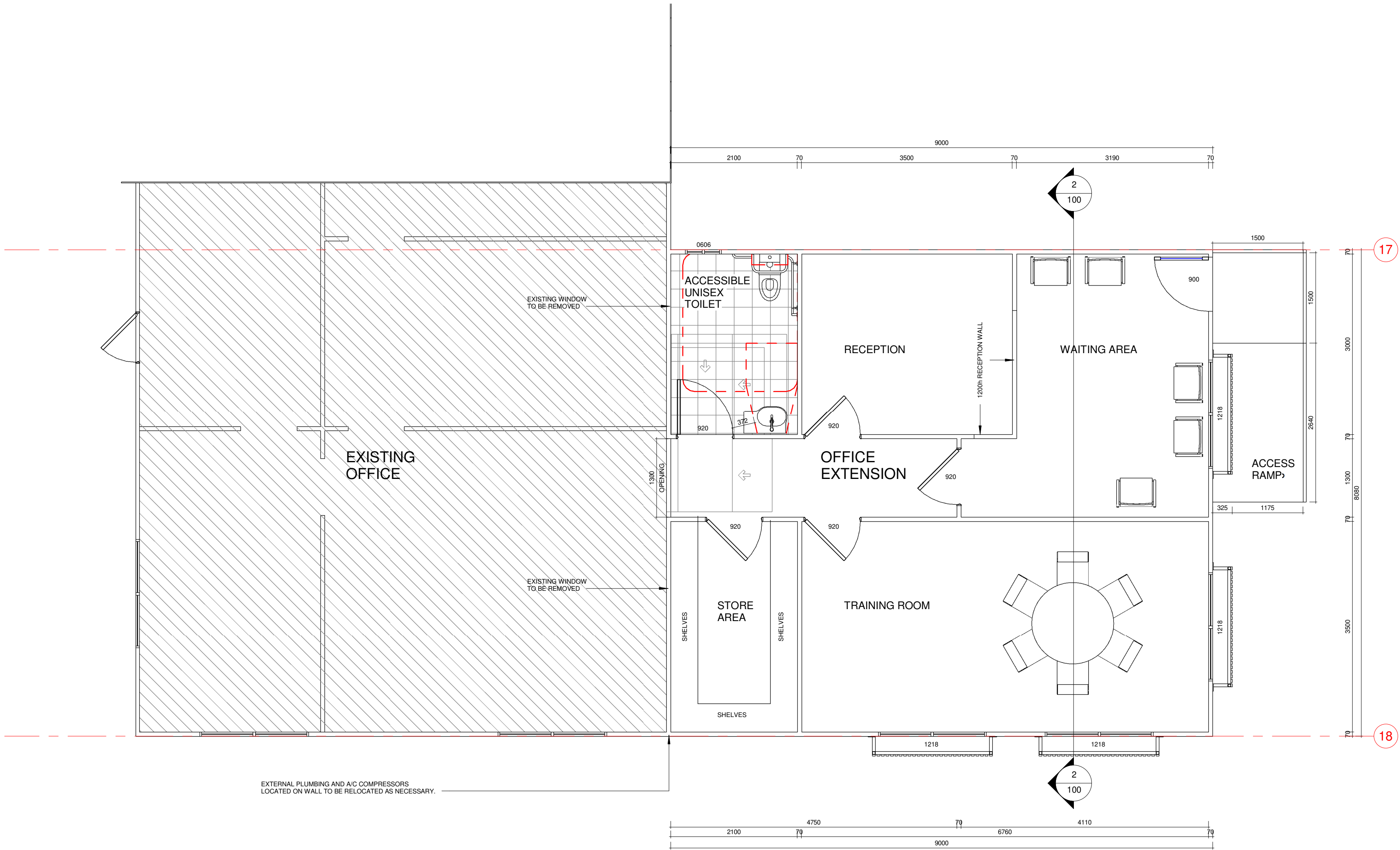


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LANDSCAPING & CARPARKING CALLOUTS

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D24-026-C		005	A



2 OFFICE - SECTION 1
SCALE: 1 : 50

1 FLOOR LEVEL - OFFICE EXTENSION
SCALE: 1 : 50

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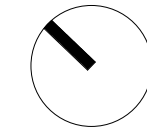
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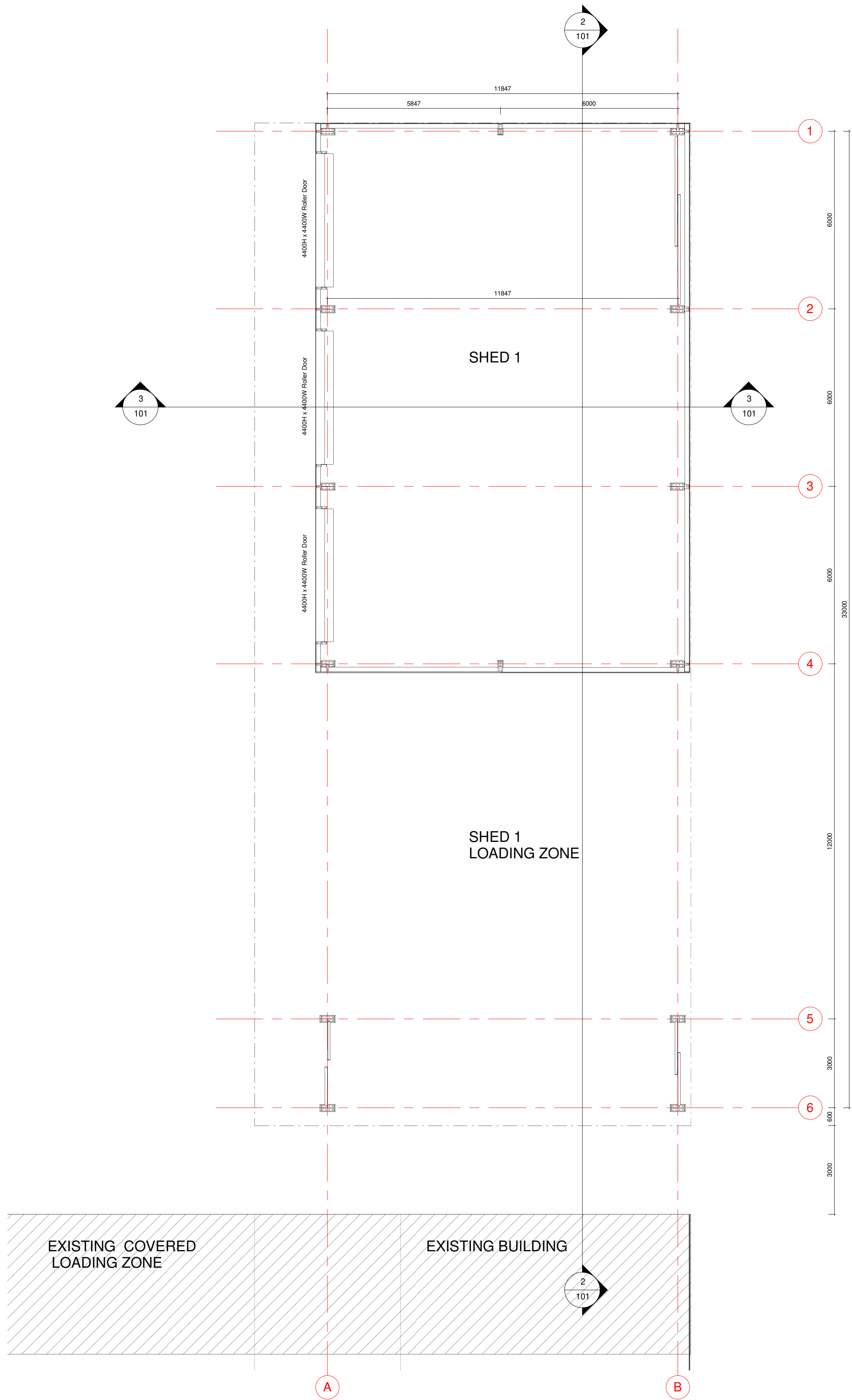
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10/05/24	ECB	BROWNS EXPRESS - COMMERCIAL SHED
26/08/24	ECB	ADDRESS
17/09/24	ECB	151-159 ALEXANDRA STREET

DRAWING
FLOOR PLAN - OFFICE EXTENSION

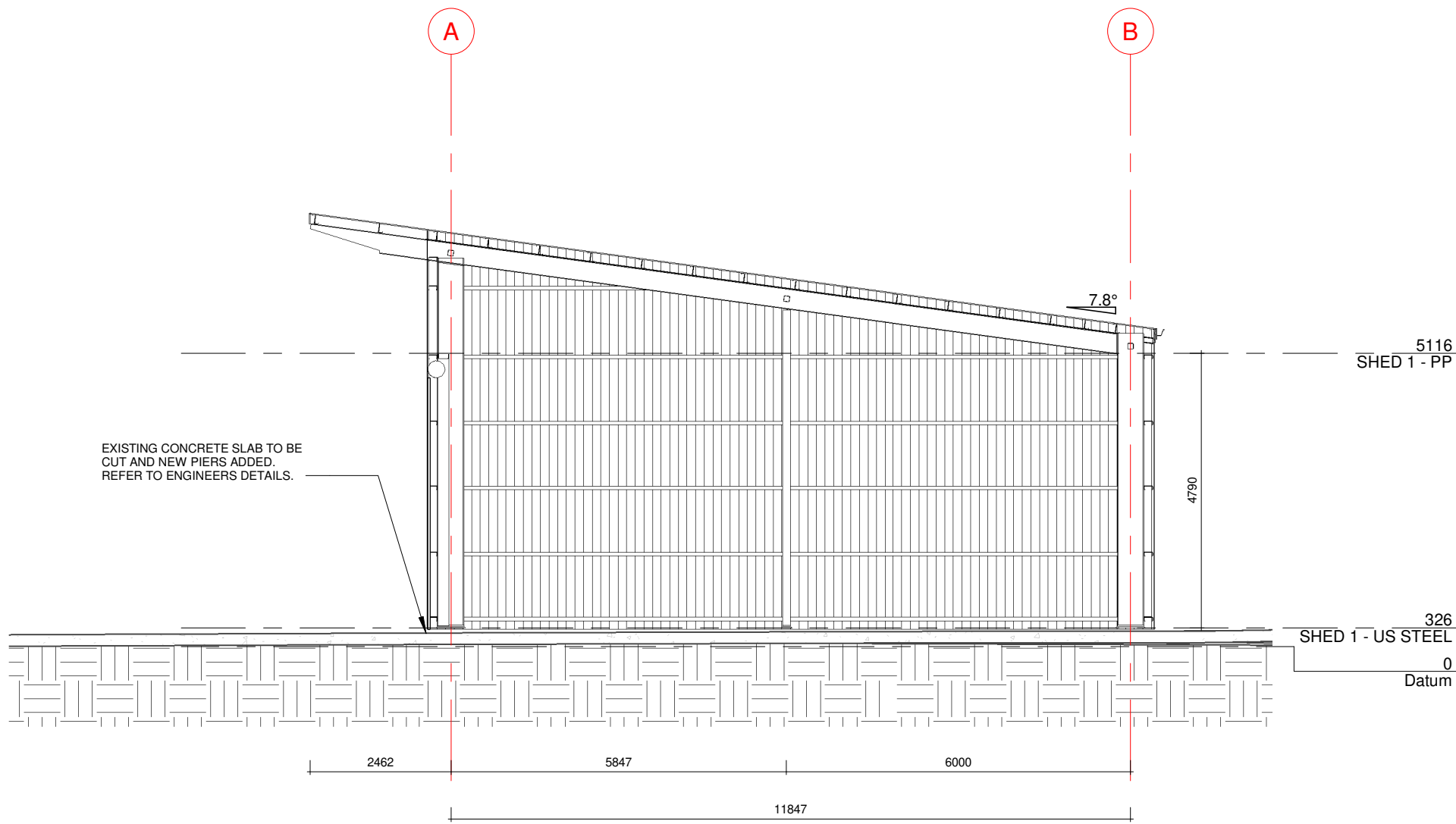
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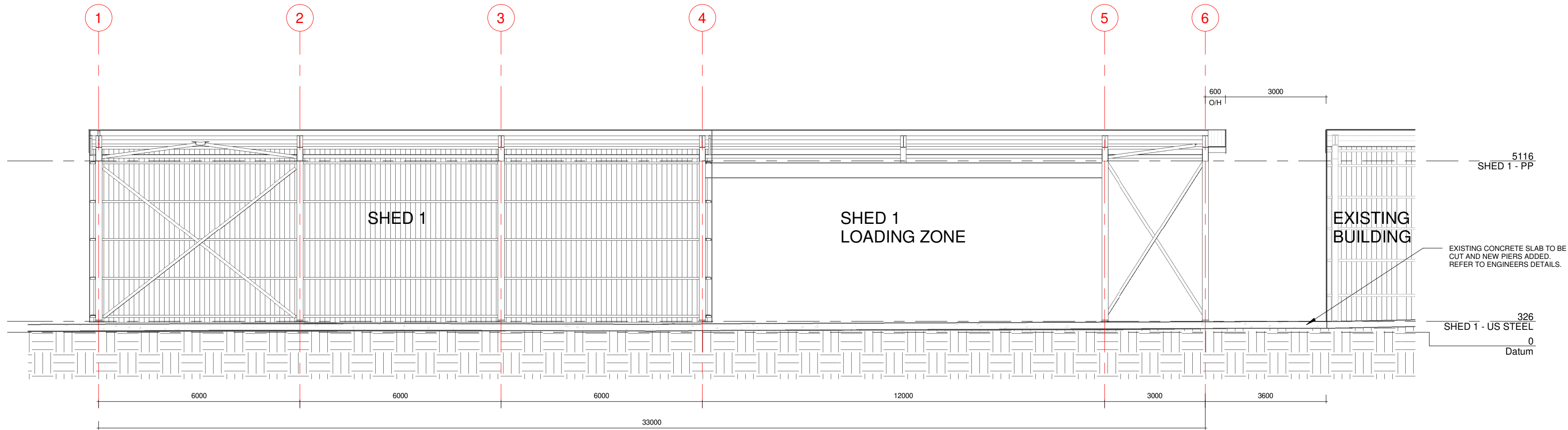
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1 FLOOR LEVEL - SHED 1 & LOADING ZONE
SCALE: 1 : 100



3 SHED 1 & LOADING ZONE - SECTION 1
SCALE: 1 : 100



2 SHED 1 & LOADING ZONE - SECTION 2
SCALE: 1 : 100

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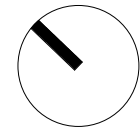
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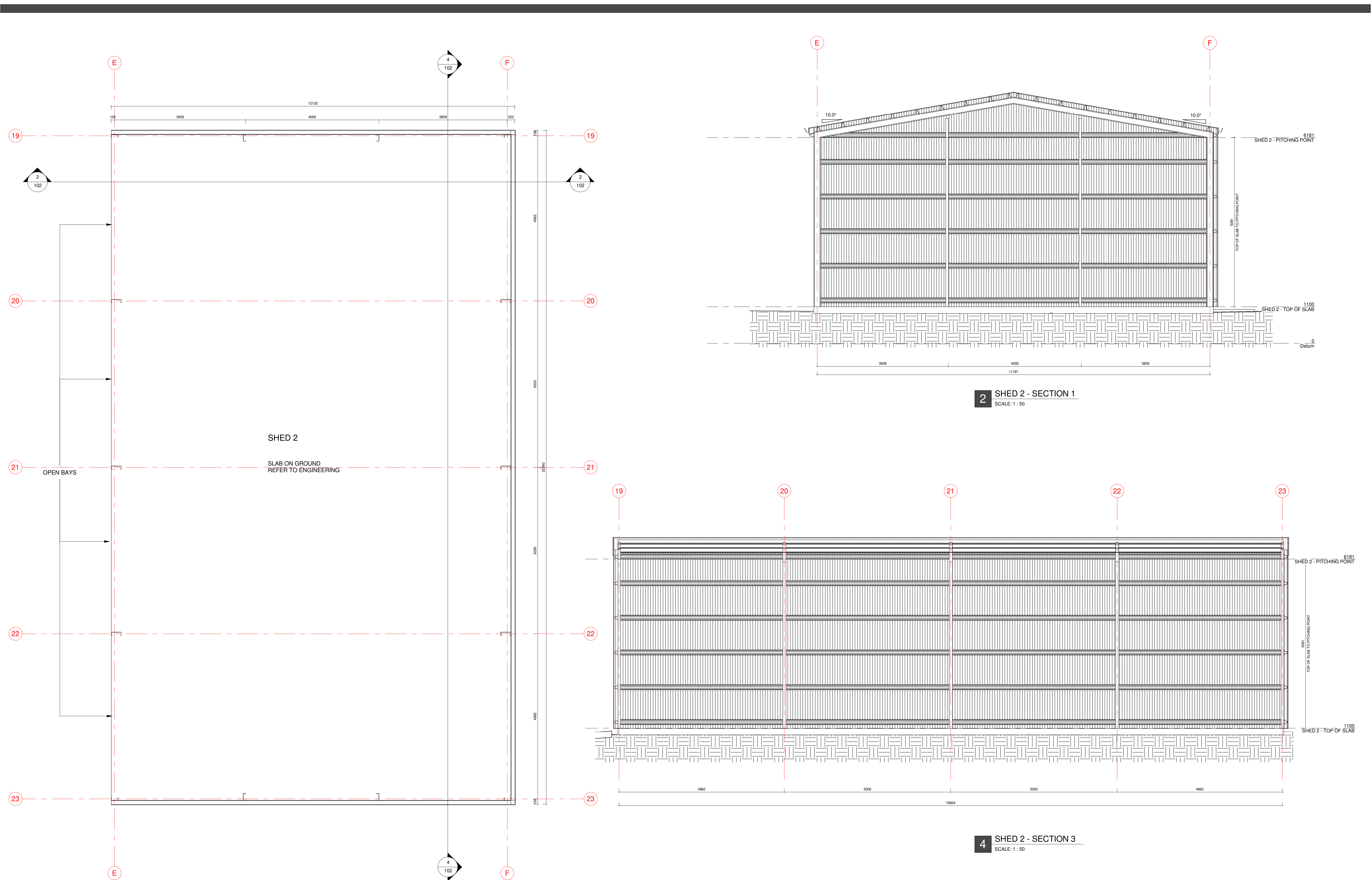
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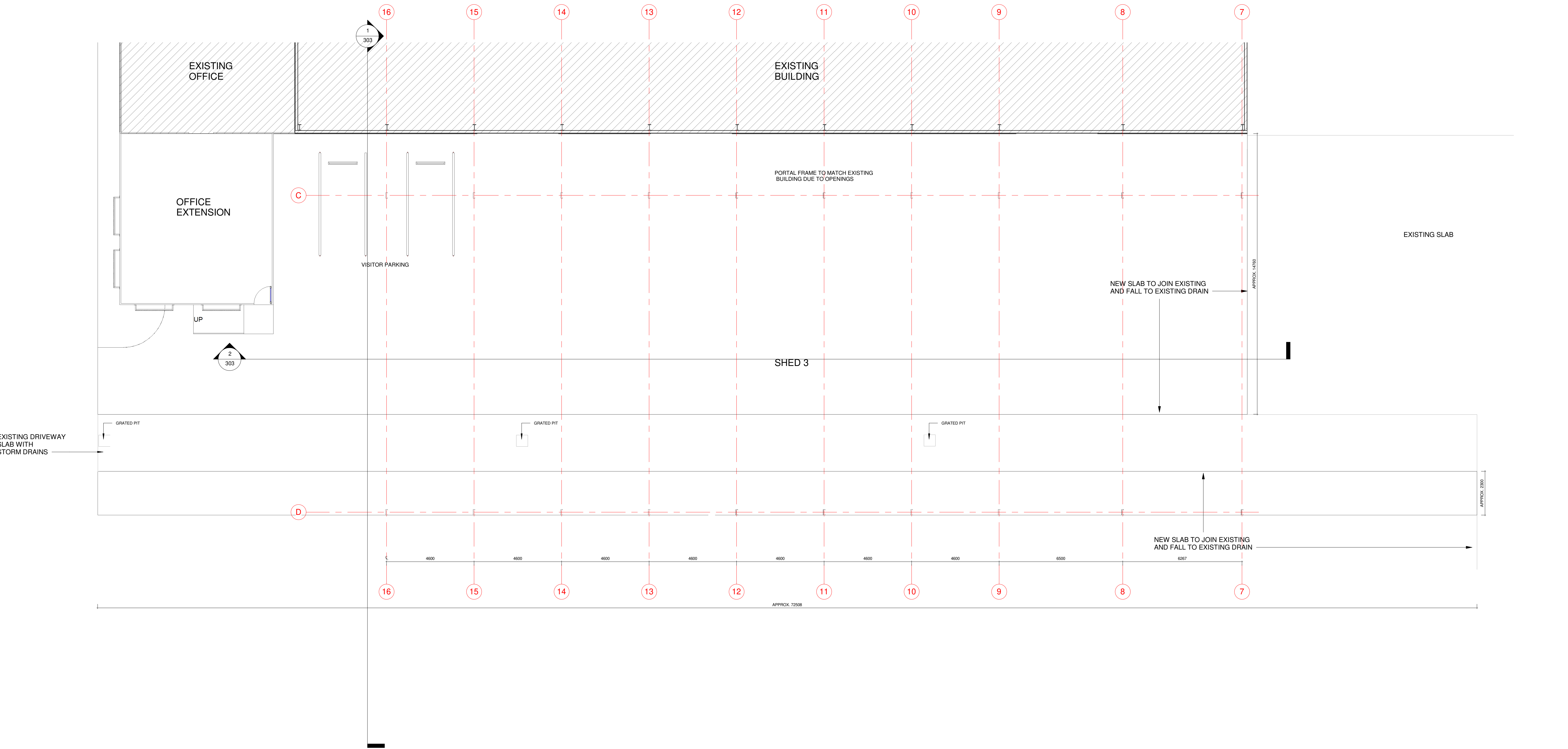
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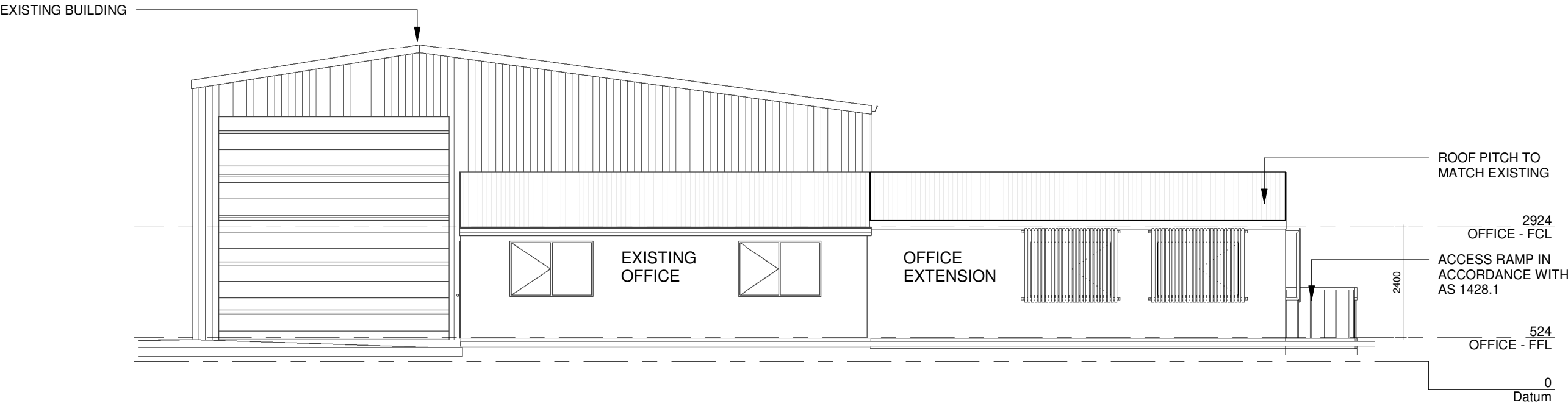
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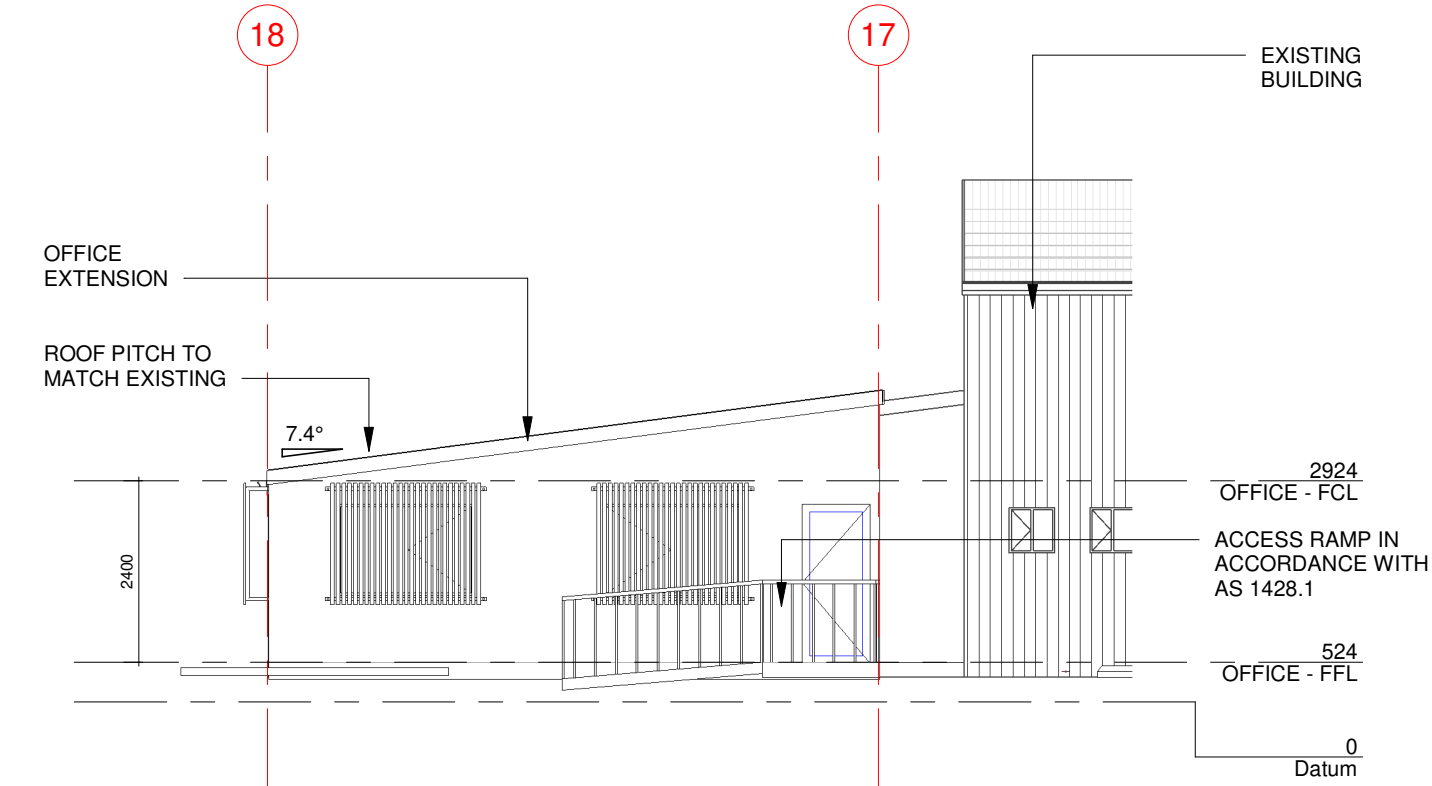
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DRAWING	FLOOR PLAN - SHED 1 & LOADING ZONE						
SCALE:	1 : 100						
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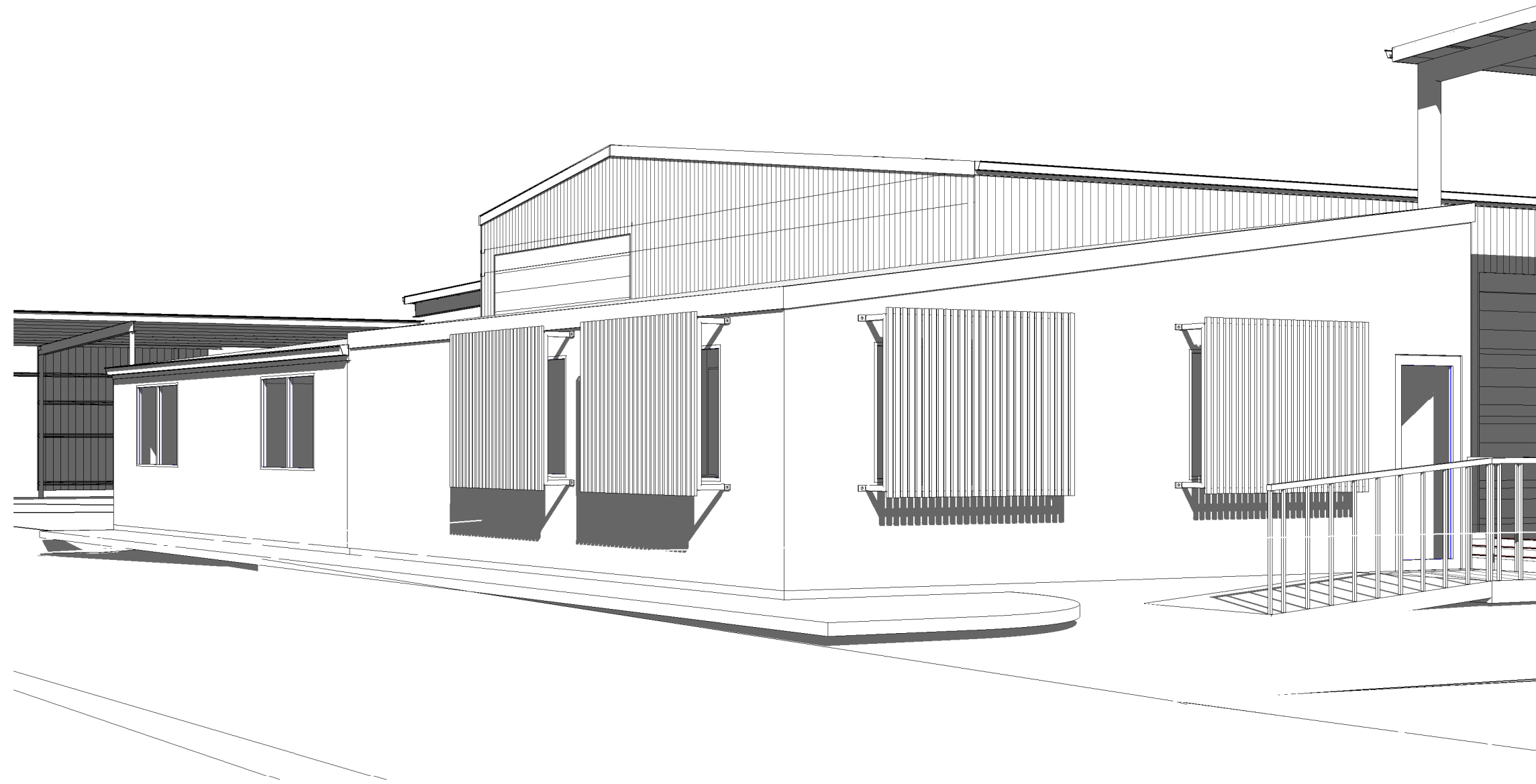




1 OFFICE EXTENSION - ELEVATION 1
SCALE: 1 : 100

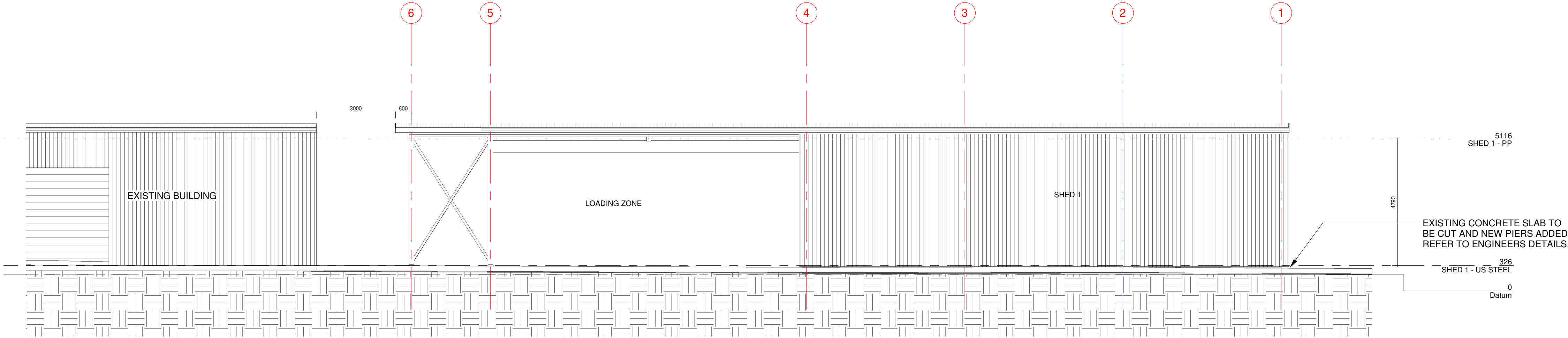


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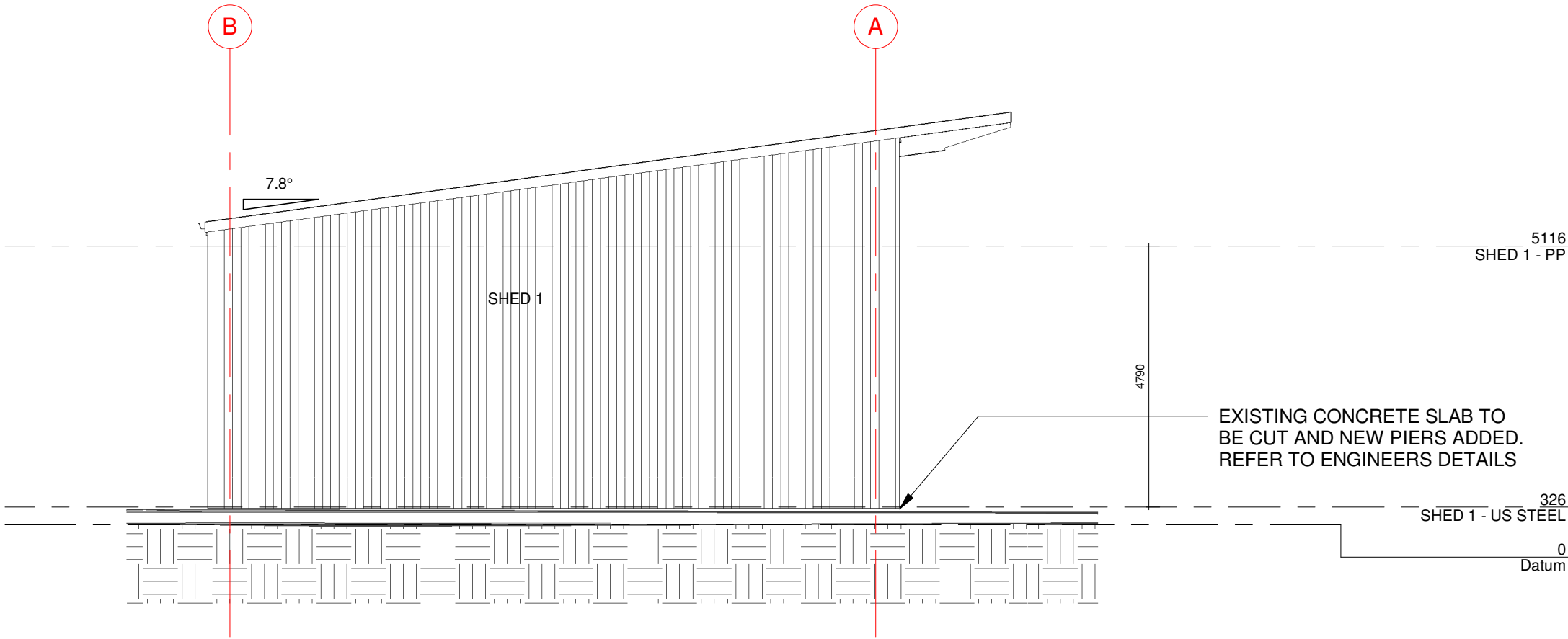


3 3D View - OFFICE EXTENSION
SCALE:

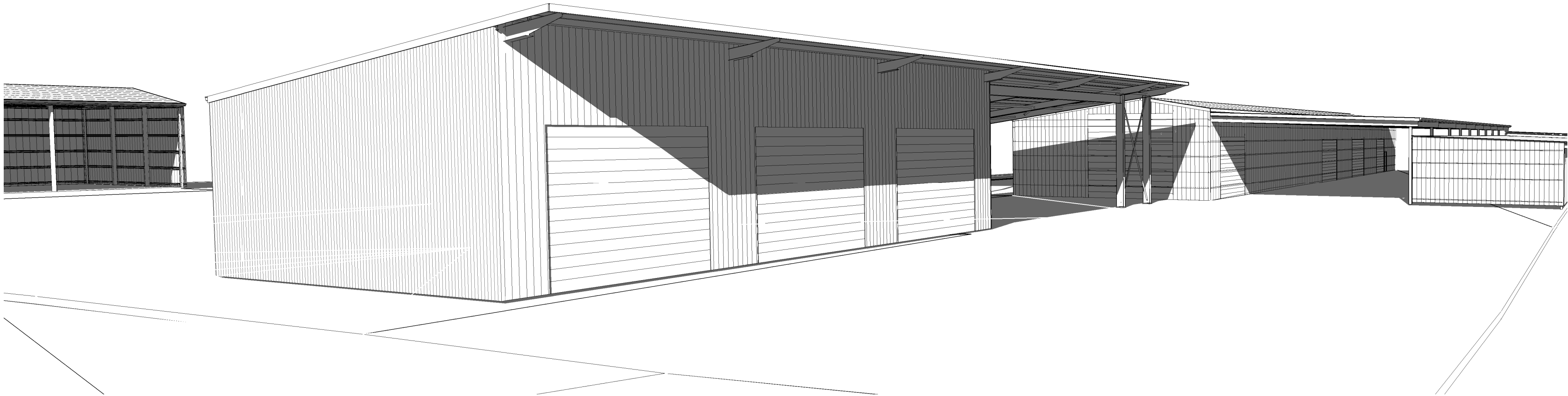
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1 SHED 1 & LOADING ZONE - ELEVATION 1
SCALE: 1 : 100

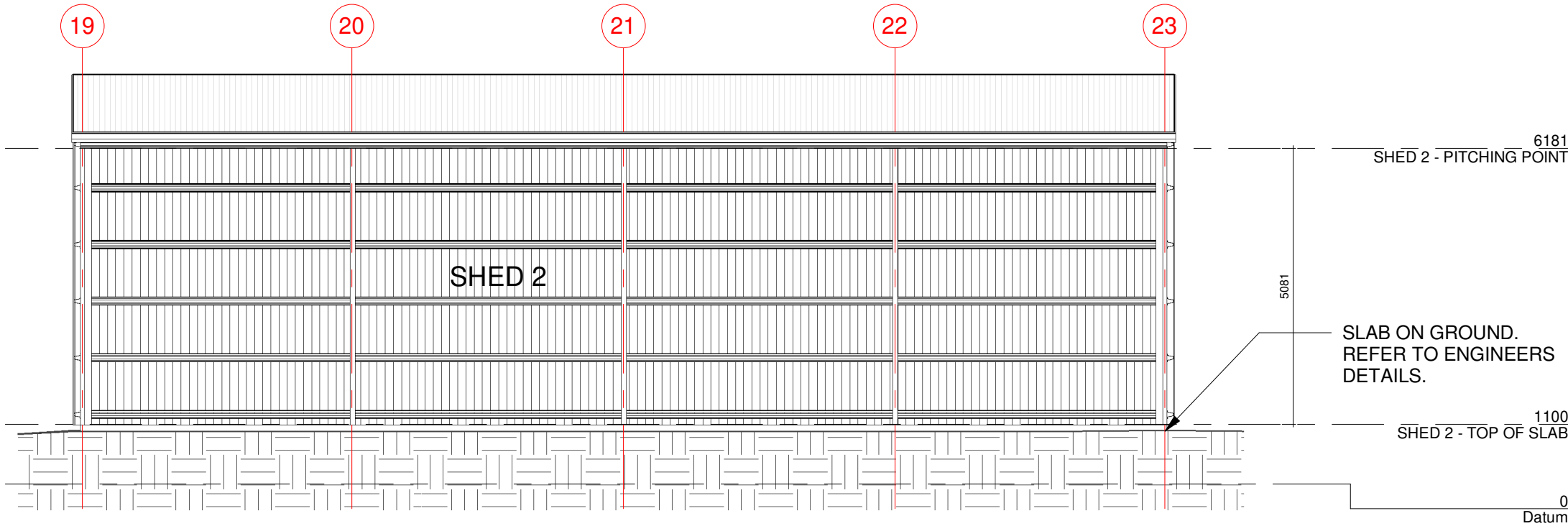


2 SHED 1 & LOADING ZONE - ELEVATION 2
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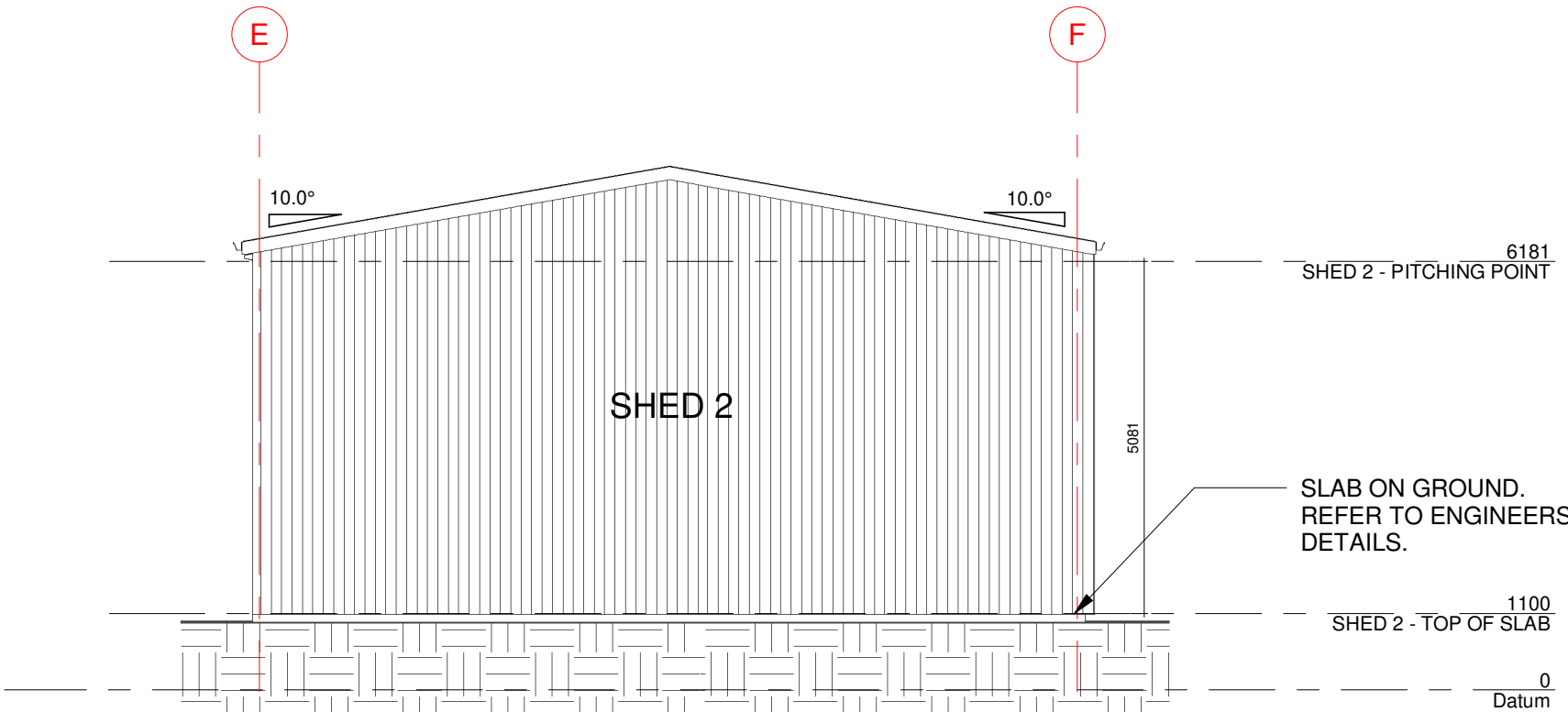


3 3D View - SHED 1 & LOADING ZONE
SCALE:

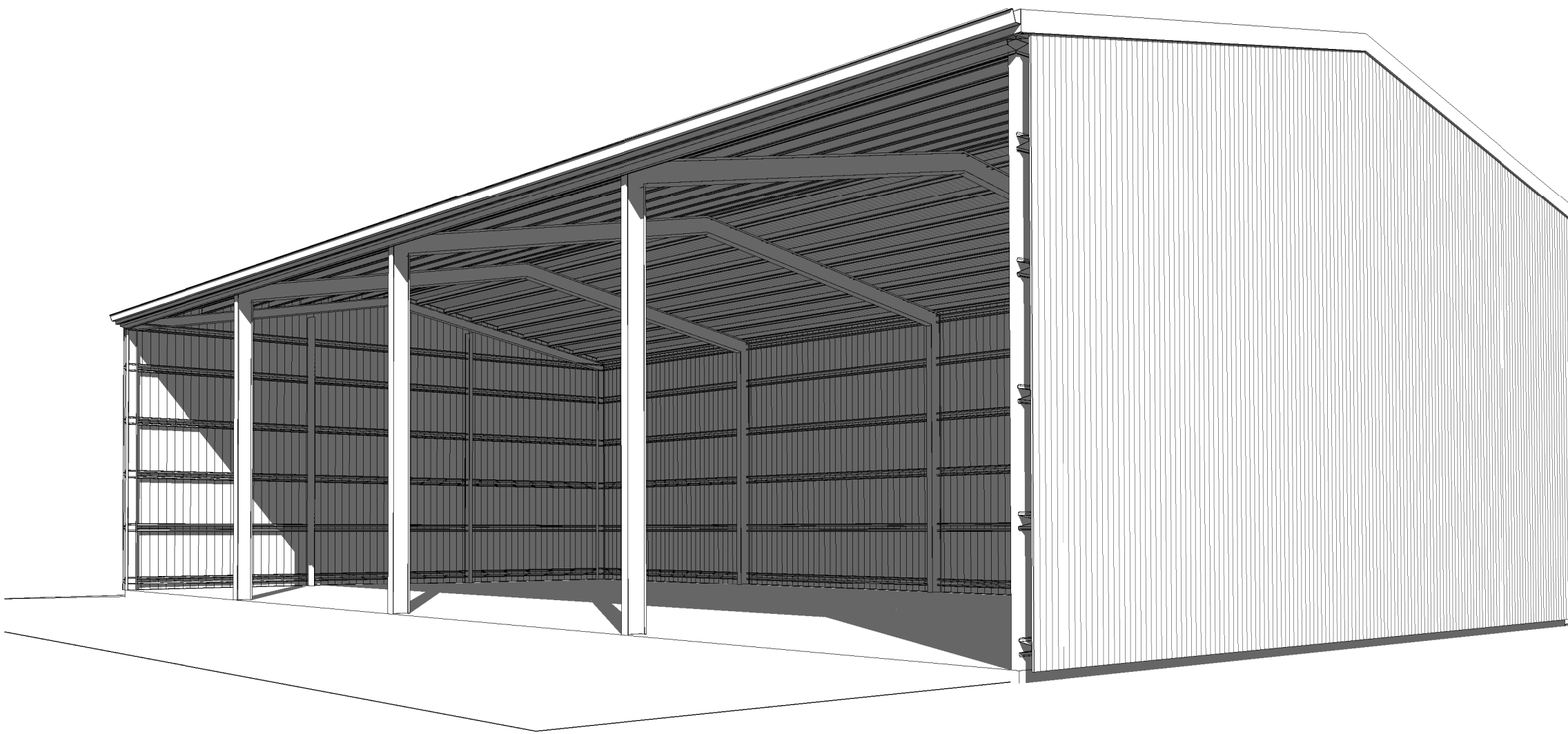
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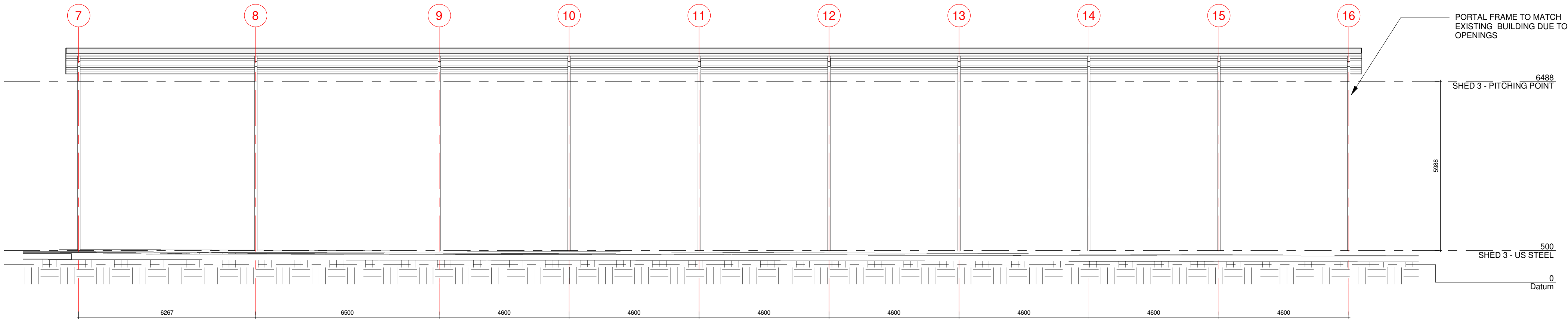


2 SHED 2 - ELEVATION 2
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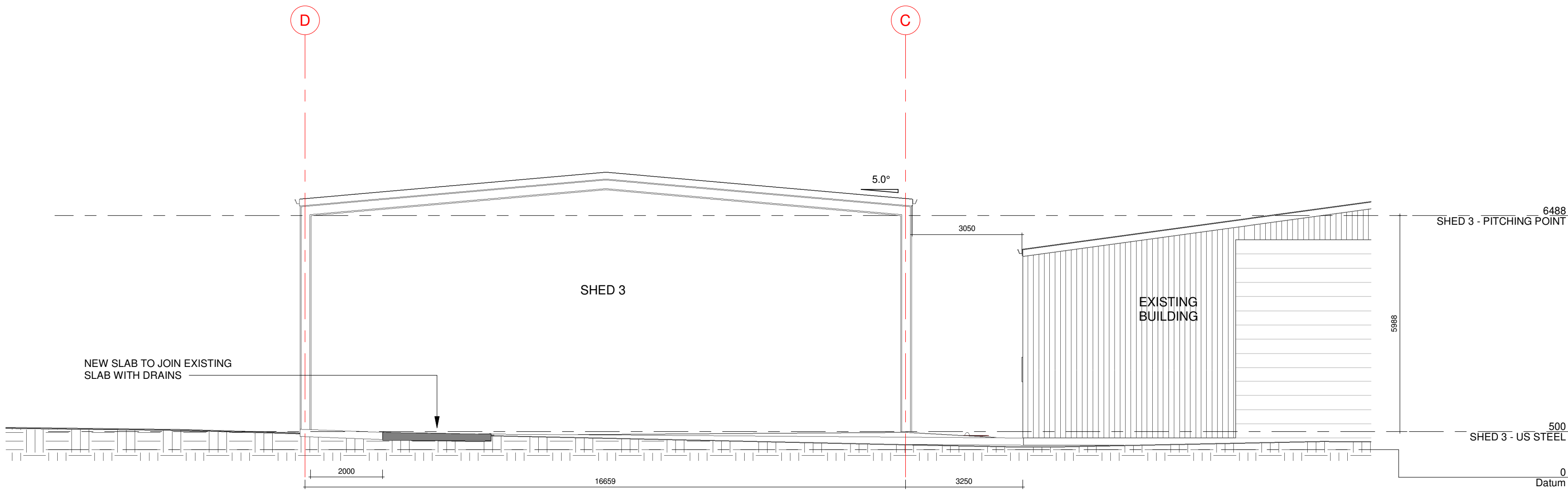


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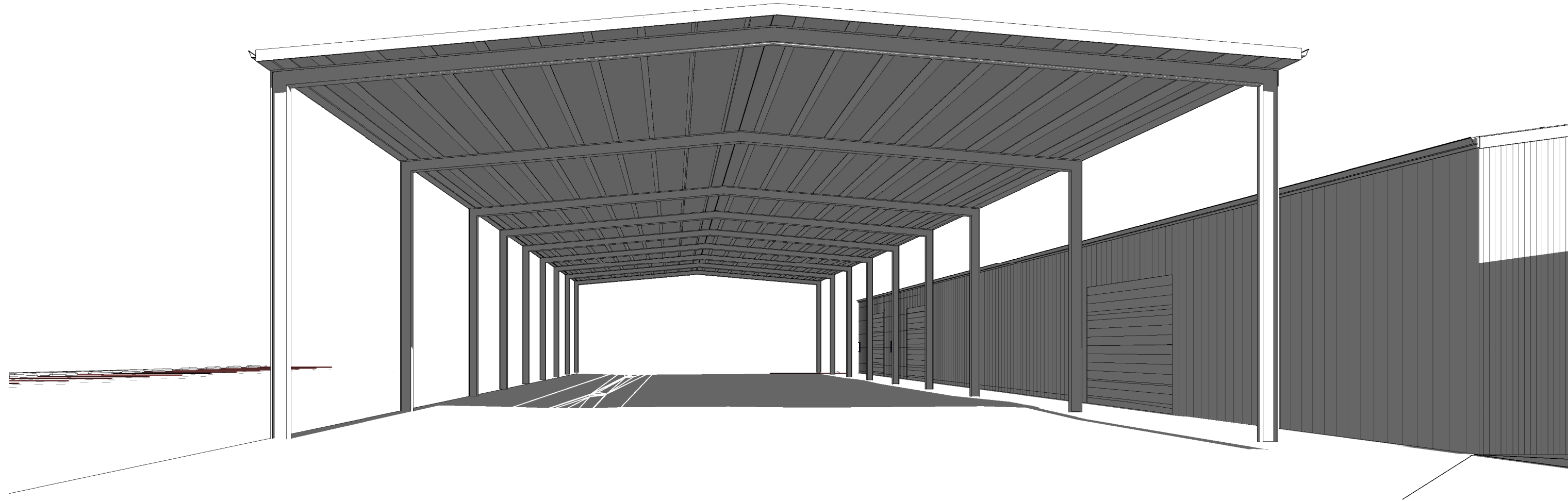
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1 SHED 3 - ELEVATION 1
SCALE: 1 : 100



2 SHED 3 - ELEVATION 2
SCALE: 1 : 100



3 3D View - SHED 3
SCALE:

FOR DA APPROVAL

STRUCTURAL
CIVIL
ELECTRICAL
MECHANICAL
HYDRAULIC
FIRE
VERTICAL
TRANSPORT
SEISMIC



Browns Express – Commercial Shed

151-159 ALEXANDRA STREET, KAWANA QLD

SITE BASED STORMWATER MANAGEMENT PLAN



CAPRICORN ENGINEERING AND DRAFTING SERVICES

STP24-1312

DOCUMENT STATUS

Rev.	Issue	Project Consultant	Approved for Issue		
			Approved by	Signature	Date
A	For Approval	Paul Petersen	Paul Petersen RPEQ 13231		20 March 2025

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1. Introduction

Capricorn Engineering and Drafting Services (CEADS) has engaged STP Consultants to produce a Site Based Stormwater Management Plan (SBSMP) for Browns Express Transport Depot and Warehouses, including the existing buildings, the proposed new shed structures and the extension to the office.

This SBSMP report focuses on the impact of the development in the following areas.

- Earthworks
- Flood Hazard
- Stormwater Management
- Stormwater Quality

1.1 Limitations

This report provides a desktop assessment of the stormwater investigation from the information obtained from the following sources.

- Architectural plans provided by CEADS.
- Survey Plan provided by Capricorn Survey Group CQ.
- Rockhampton Regional Council Infrastructure Mapping Information.
- Rockhampton Regional Council Flood Map Overlays.
- Rainfall and Meteorological Data by the Australia Bureau of Meteorology.

2. Site Description

The site is located at 151, 157 and 159 Alexandra Street, Kawana and comprises four parcels of land described as Lots 1, 2 and 3 on RP607350 and Lot 8 on RP601940 with a total land area of 8,902m².

The land areas of each parcel of land are as follows: -

- 151 Alexandra Street or Lot 3 on RP607350 - 809m²
- 157 Alexandra Street or Lot 2 on RP607350 - 2,023m²
- 157 Alexandra Street or Lot 1 on RP607350 - 2,023m²
- 159 Alexandra Street or Lot 8 on RP601940 - 4,047m²

The site is in the Low Impact Industry Zone within the Rockhampton Regional Council local government area and currently has facilities utilised by Browns Express transport business including existing buildings, office, concrete and gravel hardstand areas.



Figure 2.1 – Locality plan, cadastral boundaries and easements (RRC Mapping)

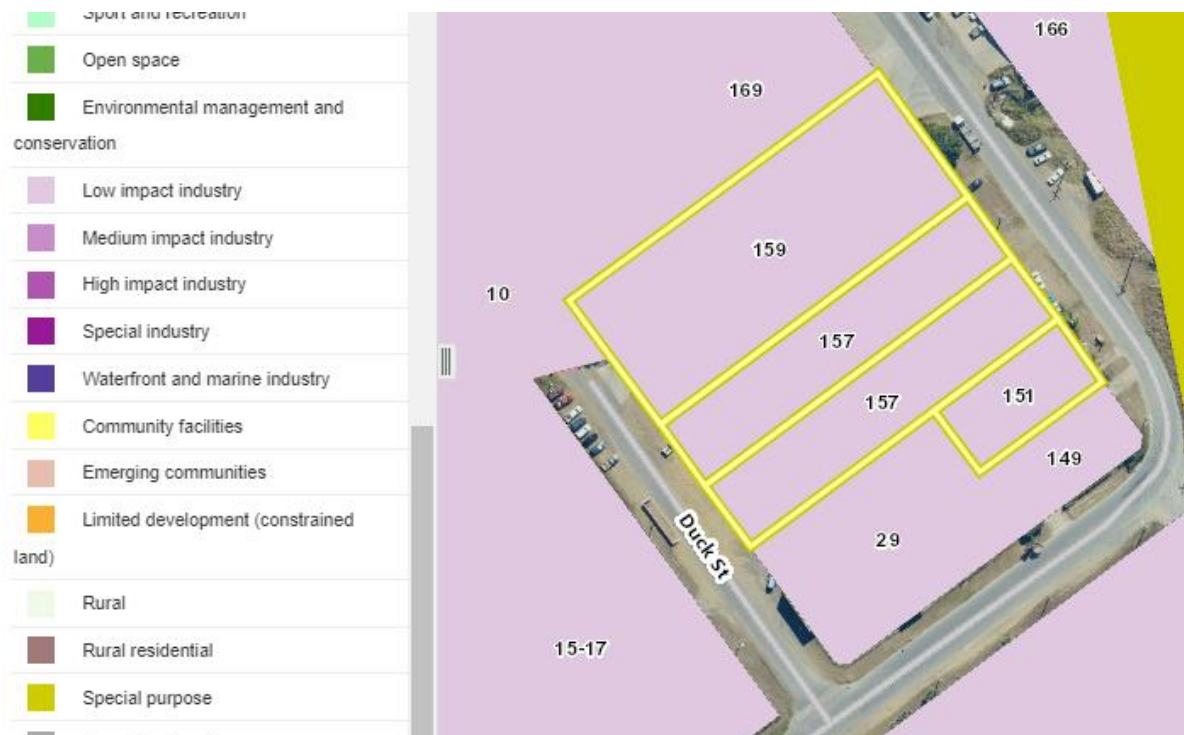


Figure 2.2 – Planning Zones (RRC Mapping)

2.1 Easements and Resumptions

There are currently no easements through any of the subject allotments.

There are currently no proposed road resumptions over the subject allotment.

2.2 Proposed development

The proposed development of the Browns Express Transport Depot and Warehouses, consists of:

- the construction of an Office Extension (72m²) on Lot 1 RP607350 fronting Duck Street.
- the construction of Shed 1 (501m²) on Lot 8 RP601940.
- the construction of Shed 2 (245m²) on Lot 3 RP607350.
- the construction of Shed 3 (782m²) on Lot 1 RP607350 including a new concrete access from Duck Street.
- construction of a new gravel car park hardstand on Lot 2 RP607350 including access from Duck Street.
- earthworks as required to ensure the new buildings are above the 1% AEP flood event (1 in 100 years).
- the construction of water quality improvement devices for stormwater runoff

A copy of CEADS proposed Browns Express – Commercial Shed development is provided in Appendix A.

3. Earthworks

3.1 Existing Earthworks

A detailed survey has been undertaken for the extent of the proposed development area and a copy is provided in Appendix B.

The northern-western boundary of the proposed development is generally a uniform level of 12.9m AHD due to the existing concrete pavement and building. The existing building and concrete pavement on Lot 8 RP601940 generally fall to the northwestern boundary and runoff discharges onto the adjacent allotment and into the existing drainage easement contained in the adjacent allotment.

Existing lot 1 on RP607350 generally grades to the middle of the allotment where there is an existing concrete drainage invert, pits and pipes which capture stormwater runoff and discharge into the adjacent drainage easement to the northwest of the development.

Existing lots 2 and 3 on RP607350 also generally grade towards the existing concrete drainage channel in Lot 1 on RP307350.

The adjacent allotment on the north-western boundary of the subject development has provided a letter of permission to allow stormwater discharge into the existing drainage easement contained in their allotment. The existing easement documentation should be updated to confirm that the easement is the legal point of discharge for the subject development. A copy of the letter provided by the neighbour allowing for stormwater from the subject allotment to be discharged into the drainage easement is included in Appendix A.

3.2 Proposed Site Earthworks

Preliminary earthworks are based on the existing site survey levels and the preliminary finished surface levels shown on the Preliminary Civil Engineering Services drawing contained in Appendix C.

Earthworks within the car parks, driveways and landscaping areas will be necessary to ensure positive drainage to the sites stormwater drainage system which will discharge into the existing stormwater easement with the adjacent neighbour's permission.

The subject development is proposed to be developed with a concrete pavement and gravel hardstand that will generally be provided with 1-2% crossfalls and longitudinal grading at 0.5% to stormwater drainage pits.

3.3 Minimum Floor Levels

In accordance with Rockhampton Regional Council Planning Scheme Policy, the Defined Flood Event (DFE) is the 1% AEP flood event from the Council adopted flood studies regarding riverine and local flood events. Where a site is covered by more than one flood study, the highest flood level is the DFE.

In accordance with the Rockhampton Regional Council flood mapping the subject site is not affected by either the riverine or local flood events.

In accordance with Rockhampton Regional Council Planning Scheme Policy, finished floor levels of the proposed development must be the higher of: -

- 300mm above the 1% AEP flood level
- 500mm above the 1% AEP flood level for habitable floor levels
- 300mm above the top of kerb
- 300mm above the crown of the road
- A level which allows the connection of all sanitary fixtures to the designated were connection point by means of sanitary drainage which complies with AS3500

Therefore, as there are no habitable rooms the floor levels for the subject allotment must be a minimum 300mm above the crown of the road or the top of the kerb and channel.

4. Stormwater Management

4.1 Flood Studies

In accordance with the Rockhampton Regional Council's Flood Hazard Overlay, the subject site is not subject to inundation from the Fitzroy River in the AEP 1% flood event or the Local Catchment 1% AEP flood event. The proposed building floor levels should be set at a minimum of 300mm above the top of the kerb and channel or 300mm above the crown of the road, whichever is the highest.



Figure 4.1 – AEP 1% Flood affected areas (RRC Flood Hazard Overlay)

4.2 Existing Stormwater Infrastructure

As shown in Figure 3.2, there is no existing stormwater pit or pipe systems in Duck or Alexandra Street road reserves which are adjacent to any of the subject properties. The existing kerb and channel in Duck Street and Alexandra Street are considered the Lawful Points of Discharge. However, it is noted that the existing stormwater system on site, consisting of pits and pipes, collects stormwater runoff from the existing building's roof and driveway and this piped system discharges into the adjacent drainage easement to the northwest.

On the eastern side of Alexandra Street, opposite 159 Alexandra Street, there is an existing inlet headwall to 2/1800mm RCP's culverts which ultimately discharge into a drainage easement fully contained in the adjacent allotment to the northwest.

Duck Street does not have kerb and channel and generally drains from the south to the north past the subject properties. Duck Street appears to eventually discharge into the drainage easement contained on the property located at the end of the street.

4.3 Site Stormwater Drainage

The existing stormwater drainage system for the buildings, concrete driveways and concrete pavement areas that currently exist in Lot 8 on RP601940 will remain in place. The stormwater runoff from Lot 8 that the existing system cannot accommodate, will surcharge to Duck Street and Alexandra Street.

The new stormwater system will also discharge into the existing drainage easement to the northwest, with the landowner's consent. The rainfall events that are greater than the 39% AEP will surcharge down the concrete driveways and into the Duck Street road reserve.

The Rockhampton Regional Council Planning Scheme advises that the stormwater design criteria shall be in accordance with the Capricorn Municipal Development Guideline D5 (CMDG).

The site is currently zoned as Low Impact Industry which has a fraction impervious allocated of 0.90 in accordance with the Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5.

The 1-hour rainfall intensity for the 10-year ARI at Kawana is 65mm/h. The critical Time of Concentration of rainfall events at the proposed development is unchanged for the pre and post development – 10 minutes.

The CDMG directs the coefficient of runoff (C_{10}) to be in accordance with QUDM Table 4.5.3 - *Table of C_{10} Values*, which for a fraction impervious of 0.90 and a 1-hour intensity for 10-year ARI gives a coefficient of runoff for C_{10} of 0.88.

The proposed development on the subject land (8,902m²), including existing and new buildings, consists of: -

- Roofs – 3,540m² (40%)
- Concrete hardstand – 2,798m² (31%)
- Gravel hardstand – 2,485m² (28%)
- Landscaping – 79m² (1%)

The actual fraction impervious for the proposed development at the subject site is 71%, refer figure 4.3 below. Therefore, the post development coefficient of runoff (C_{10}), in accordance with QUDM Table 4.5.3 - *Table of C_{10} Values*, which for a fraction impervious of 0.71 and a 1-hour intensity for 10-year ARI gives a coefficient of runoff for C_{10} of 0.83.

Therefore, as the Coefficient of Discharge in the post development scenario is less than the Coefficient of Discharge allowed for the existing zoning of the land, the actual peak site discharge from the subject site will not exceed that considered for the evaluation of the flood hazard overlay and the 1% AEP Design Flood Event level.

In accordance with Clause 5.5.5 of QUDM, the development should be designed such that the peak site discharge does not increase above that which would be expected from the development based on an urban density or percentage impervious surface area. As the proposed fraction impervious percentage and consequential Coefficient of Runoff for the site, does not exceed the parameters for land designated *Low Impact Industry*, the peak site discharge is not exceeded. Therefore, as the peak site discharge is not exceeded, the proposed development does not require on site detention.

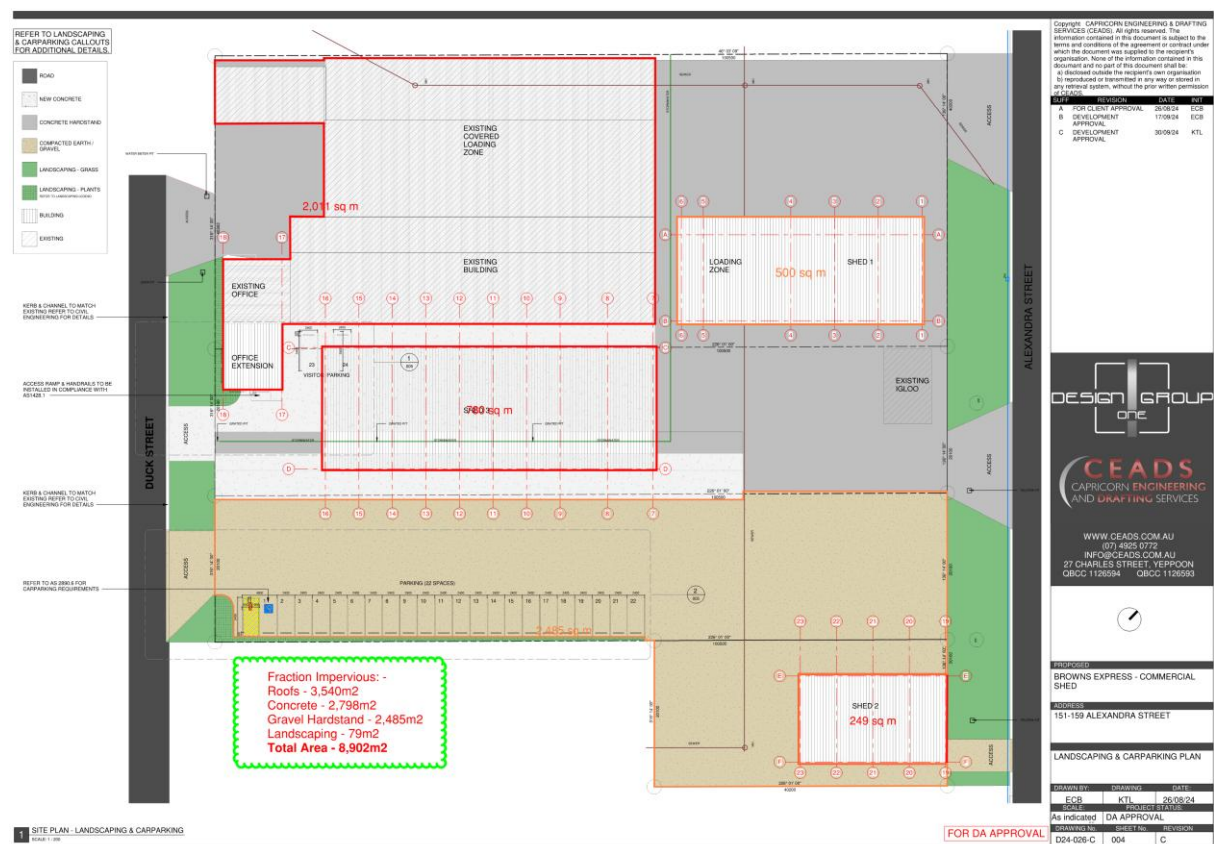


Figure 4.3 – Fraction impervious

5. Stormwater Quality Management Plan

In accordance with the requirements of the State Planning Policy – July 2017, the Assessment Benchmarks for Water Quality, the proposed development site is greater than 2,500m² in size and therefore the site does exceed the criteria for requiring permanent methods of stormwater quality control.

Assessment benchmarks – water quality These performance outcomes apply to the following development applications, to the extent the SPP has not been identified in a local planning instrument as being appropriately integrated.		
For receiving waters, a development application for: (1) a material change of use for an urban purpose that involves premises 2500 metres ² or greater in size and; (a) will result in six or more dwellings; or (b) will result in an impervious area greater than 25 per cent of the net developable area; or (2) reconfiguring a lot for an urban purpose that involves premises 2500 metres ² or greater in size and will result in six or more lots; or (3) operational works for an urban purpose that involves disturbing a land area 2500 metres ² or greater in size.	For water supply buffer areas, a development application: (4) located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves: (a) a material change of use for the intensive animal industry, medium and high-impact industry, noxious and hazardous industry, extractive industry, utility installation that involves sewerage services, drainage or stormwater services, waste management facilities, or motor sport facility; or (b) reconfiguring a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and any of the lots created will rely on on-site wastewater treatment.	The following requirements are assessment benchmarks for the development: (1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from: (a) altered stormwater quality and hydrology (b) waste water (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilisation of nutrients and sediments. (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values. Further information in relation to these requirements is detailed in the water quality guidance material.

Figure 5.1 – State Planning Policy – Assessment Benchmarks

5.1 Pollutants of Concern

The Rockhampton Regional Council Stormwater Quality Guidelines provide guidance on the types of pollutants likely to be generated from different developments. The pollutants most likely to be of concern for Commercial/Industrial developments are identified in the table below.

Pollutant	Development Phase	
	Construction	Operation
Litter	✓	✓
Sediment	✓	unlikely
Hydrocarbons (including oil and grease)	✓	✓
Toxic materials (e.g., cement slurry, asphalt primer, solvents)	✓	unlikely
pH altering substances (e.g., cement slurry and wash waters)	✓	unlikely
Oxygen demanding substances (organic and chemical matter)	possibly	unlikely
Nutrients (nitrogen and phosphorus)	✓	✓
Pathogens / Faecal coliforms (bacteria and viruses)	possibly	unlikely
Heavy metals (often associated with fine sediment)	unlikely	unlikely
Surfactants (e.g., detergents from car washing)	unlikely	possibly

Table 5.1 – Pollutants Likely to be of Most Concern

5.2 Design Objectives for Water Management

The Environmental Protection (Water) Policy 1997 provides a framework for identifying environmental values and associated water quality objectives; this framework is consistent with the efficient use of resources and best practice environmental management and involves the community through consultation and consideration of economic and social impact assessment. Environmental Values (EV) are a reflection of the qualities of a catchment that the community believes to be important. As such, environmental values are established through community consultation rather than through a scientific process. Once EV are established for a catchment, Water Quality Objectives (WQO) can be defined, which are meant to protect these values.

The Water Quality Objectives for the proposed development are to be in accordance with the State Planning Policy – Water Quality, as listed in the Rockhampton Regional Council's Development Works Codes, 9.3.6 Stormwater Management.

Parameter	Statistic	Load Based Reduction	Water Quality Objectives
Total Suspended Solids (TSS)	Mean Range	85%	Less than 5mg/L
Total Phosphorous (TP)	Mean Range	60%	Less than 0.01 to 0.05mg/L
Total Nitrogen (TN)	Mean Range	45%	Less than 0.2 to 0.5mg/L
Gross Pollutants	-	90%	Retention of litter greater than 50mm for flows up to the 3-month ARI peak flow

Table 5.2 Water Quality Objectives for Rockhampton Regional Council – SPP Table B Post Construction Phase

5.3 Proposed Stormwater Treatment Train Analysis

The proposed development on the existing site has sufficient area available to dedicate to stormwater treatment devices to the new works.

Roof water will discharge via downpipes either directly to the pavement surface or directly into adjacent field inlet pits contained in the driveway inverts.

The landscaped areas, concrete driveways and carpark will drain to the field inlet pits which discharge into stormwater pipe system.

The stormwater pipes discharge into the Atlan Flowfilter which will further treat the stormwater runoff and then discharge the stormwater into the existing water course contained in the drainage easement.

5.4 Music Modelling

5.4.1 Model Parameters

Input	Data Used
Rainfall Station	39083 ROCKHAMPTON
Rainfall Period	01/01/1996 – 31/03/2006
Mean Annual Rainfall (mm)	610mm
Evapotranspiration	1713mm
Model Timestep	6 minutes
Rainfall Runoff Parameters*	Industrial
Pollutant Parameters*	Industrial (Lumped)

Table 5.3 – Basic MUSIC Model Parameters

5.4.2 Rainfall Runoff Parameters

Parameter	Roof/ Road/Ground Level
Rainfall Threshold (mm/day)	1
Soil Storage Capacity (mm)	18
Soil Initial Storage (% of Capacity)	10
Field Capacity (mm)	80
Infiltration Capacity coefficient - a	243
Infiltration Capacity exponent - b	0.6
Initial Depth (mm)	50
Daily Recharge Rate (%)	0
Daily Baseflow Rate (%)	31
Daily Deep Seepage Rate (%)	0

Table 5.4 – Water by Design MUSIC Quantity Parameters adopted (SEQ Commercial) (Table A1.2)

5.4.3 Pollutant Generation

In MUSIC, stormwater quality is characterized by event mean concentrations (EMC) for storm flows and base flows. In this study, the EMC were taken from the Water by Design MUSIC Modelling Guidelines. The pollutants of concern that were assessed include total suspended solids (TSS), total phosphorous (TP) and total nitrogen (TN). The quality of stormwater runoff is characterised by inputting event mean concentrations (EMC) for storm flow and base flow conditions as well as the standard deviation of each EMC.

Pollutant concentrations are based on Urban Industrial land use parameters.

Flow Type	Surface Type	TSS (log ₁₀ values)		TP (log ₁₀ values)		TN (log ₁₀ values)	
		Mean	Std Dev.	Mean	Std Dev.	Mean	Std Dev.
Baseflow	Lumped	0.78	0.45	-1.11	0.48	0.14	0.20
Stormflow	Lumped	1.92	0.44	-0.59	0.36	0.25	0.32

Table 5.5 Water by Design MUSIC Modelling Pollutant Export Parameters – Industrial Lumped Catchment Land Use from MUSIC Modelling Guidelines Table 3.8

5.4.4 Results

The proposed stormwater treatment train layout of the MUSIC model, treatment train parameters and results are shown below in Figure 5.1. The treatment train reduces the pollutant loadings to the extent identified in the State Planning Policy as required by the Rockhampton Regional Council.



Figure 5.1 – MUSIC Model Treatment Train

The indicative results the MUSIC model is shown below in Table 5.6.

Treatment Train Effectiveness - Receiving Node			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.5	2.5	0
Total Suspended Solids (kg/yr)	332	51.2	84.6
Total Phosphorus (kg/yr)	0.909	0.352	61.3
Total Nitrogen (kg/yr)	5.74	2.21	61.6
Gross Pollutants (kg/yr)	67.4	0.187	99.7

Table 5.6 – MUSIC Modelling Results

As demonstrated, the proposed treatment train will reduce pollutant loadings to the extent specified by the Rockhampton Regional Council Planning Scheme.

6. Discussion / Conclusion

As demonstrated within the Report, the proposed development can be undertaken, and a summary of the requirements are as follows: -

- The subject site is not affected by historical Riverine Flooding.
- The subject site is not affected by Local Catchment Flooding.
- The subject site is not within the Coastal Hazard area which includes Storm Tide inundation
- The proposed development minimum floor levels are dictated by maintaining a minimum of 300mm above the crown of the road.
- The Minor Design Event is ARI 2-year - CDMG design guidelines
- The Major Design Event is ARI 100-year
- No detention is required
- The site does require Stormwater Quality Treatment in accordance with State Planning Policy and this treatment will involve an Atlan Flowfilter (1200/4 series) and stormsacks
- The Legal Points of Discharge are the drainage easement adjacent to the northern boundary and the Dempsey Street and Wiltshire Street road reserves.

Appendix A: CEADS – Browns Express

Neighbours letter of permission for Stormwater Discharge into Drainage Easement and Development Application Drawings

Paul Hubbard
Cirrus Ag
171 Alexandra Street
North Rockhampton QLD 4701

Steven Brown Pty Ltd
As The Trustee for Steven Brown Trust
Trading as Brown's Express
159 Alexandra Street
North Rockhampton QLD 4701

29th October 2024

RE: Stormwater Discharge onto Easement

Dear Steven

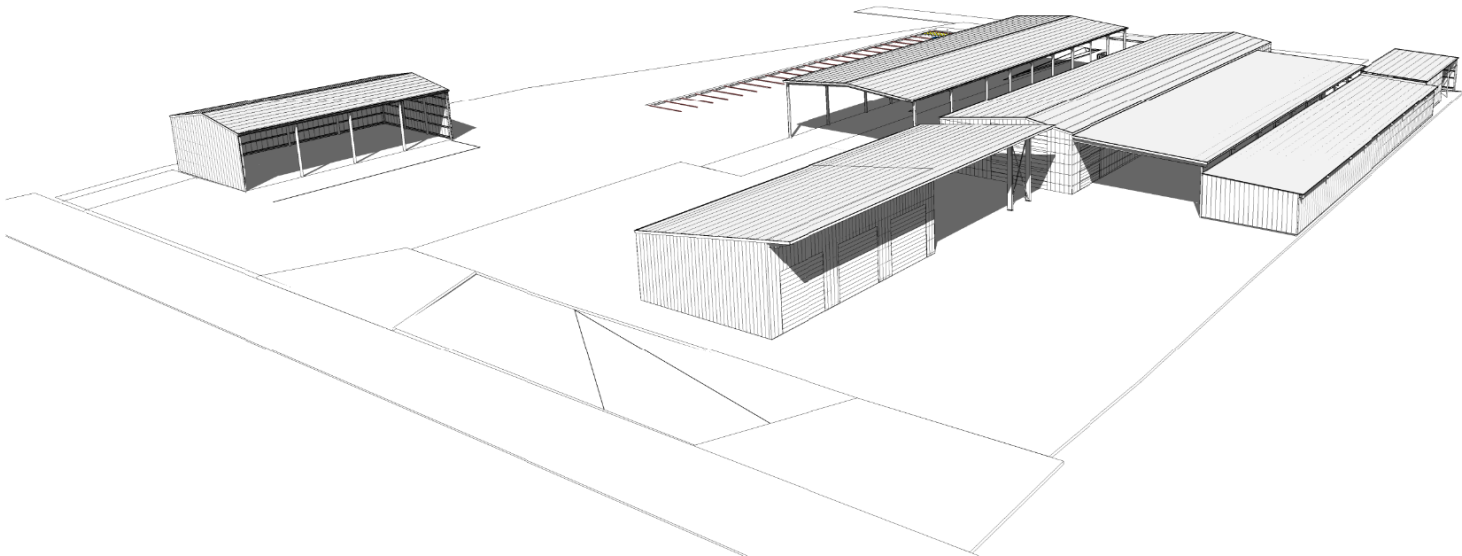
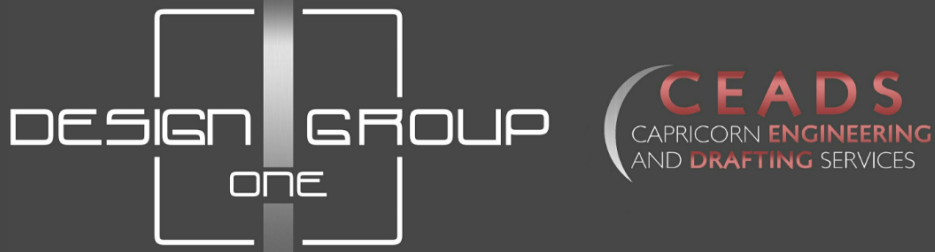
I Paul Hubbard, the owner of the property at 171 Alexandra Street North Rockhampton, give permission for the storm water discharge from your property onto my property's easement. My intention is that this agreement remains in perpetuity and thus I will include this statement in any future contract of sale of my property. I enter into this agreement in good faith and for the continuation of our working relationship.

Kind regards



Per Paul Hubbard

WWW.CEADS.COM.AU
(07) 4925 0772
INFO@CEADS.COM.AU
27 CHARLES STREET, YEPPOON
QBCC 1126594 QBCC 1126593



PLANNING SCHEDULE			
RP DATA			
Lot & Plan Numbers	Lot 8 on RP601940 & Lots 1-3 on RP607350		
Parish	Murchison		
County	Livingstone		
Local Government Area	Rockhampton Regional Council		
PLANNING STATISTICS			
Zone	Low Impact Industry Zone		
Applicable Primary Code	None identified		
Applicable Sub-Codes	None identified		
SITE & FACILITY STATISTICS			
Site Area	8902 m ²		
Sewer	Served by Municipal Sewerage System		
Site Usage	Office	155m ²	1.74%
	Enclosed Sheds	1220m ²	13.70%
	Covered Hardstand	2173m ²	24.41%
	Uncovered Hardstand	5275m ²	59.26%
	Landscaping	79m ²	0.89%
TOTAL			100%
No. of onsite Carparks Required	19 (Office = 1 per 30m ² plus Warehouse = 1 per 100m ²)		
Provided	24		
BUILDING STATISTICS			
No. of Stories	1		
Office Building	155m ²		
Enclosed Sheds	1220m ²		
Open Cover Structures	2173m ²		
Total Area Buildings & Structures	3548m ²		
Building Height Allowable	10.0m		
Proposed	7.7m approx.		
Setbacks (to main walls)	Building to Front Alignment	Built to Boundary	
	Building to Left Alignment	3m	
	Building to Right Alignment	Built to Boundary	
	Building to Rear Alignment	Built to Boundary	
Class of building	Class 7b (Warehouse)		
Type of construction	Type C		
Climate zone	Zone 2		

SHEET LIST			
SHEET #	SHEET NAME	REVISION	REVISION DATE
001	LOCALITY PLAN	C	17/09/24
002	EXISTING SITE PLAN	D	17/09/24
003	PROPOSED SITE PLAN	E	30/09/24
004	LANDSCAPING & CARPARKING PLAN	C	30/09/24
005	LANDSCAPING & CARPARKING CALLOUTS	A	17/09/24
100	FLOOR PLAN - OFFICE EXTENSION	C	17/09/24
101	FLOOR PLAN - SHED 1 & LOADING ZONE	C	30/09/24
102	FLOOR PLAN - SHED 2	B	17/09/24
103	FLOORPLAN - SHED 3	C	30/09/24
200	ELEVATIONS & 3D - OFFICE EXTENSION	D	30/09/24
201	ELEVATIONS & 3D - SHED 1 & LOADING ZONE	C	30/09/24
202	ELEVATIONS & 3D - SHED 2	B	17/09/24
203	ELEVATIONS & 3D - SHED 3	C	30/09/24

GENERAL NOTES

All work is to comply with the National Construction Code (NCC) Vol 1 requirements and Australian Standards including most current amendments.

Where the NCC is referred to this should be taken as the NCC Volume 1 2022.

All local council requirements including development approval conditions are to be met unless approved otherwise.

Drawings are to be read in conjunction with the specification, schedules and all consultants/engineering drawings including specifications.

Do not scale off drawings. If dimensions are missing or need clarifying contact the designer immediately. If in any doubt contact the designer.

All materials, fixtures and fittings are to be supplied, stored and installed as per manufacturers specifications and relevant Australian Standards.

Before beginning building works, the builder is to verify all of the dimensions, levels and services. If any discrepancy is found between consultants and designers drawings sets notify the designer immediately. All levels, dimensions and falls to be verified through out the construction process.

It is the responsibility of the builder and each sub contractor to ensure they have performed a dial before you dig search prior to attending and carrying out works on site. this can be done by calling 1100 or visiting www.byda.com.au



CONSULTANTS

Refer to civil engineering for earthworks, stormwater and sewer design, pad, slab and driveway levels and falls.

Refer to structural engineering for footings, slabs, framing, bracing & tie-down details.

Refer to hydraulic engineering for drainage, hot & cold water and roof drainage design. Fire service by Hydraulic engineer if required; including fire hydrant, fire hose reels, portable fire extinguishers.

Refer to electrical engineering for power, data, comms, lighting design & details.

Refer to mechanical engineering for air conditioning, associated plant design and details.

Refer to landscape architects drawings and specifications for layout, planting species and maintenance schedule

ENERGY EFFICIENCY
Construction, materials and specifications to be in accordance with an energy efficiency assessment complying with NCC Volume 1, section J and the QDC code MP4.1 sustainable buildings.

All insulation that is part of the building envelope will be installed in accordance with NCC Part J4, the manufacturer's specifications and AS/NZS 4859.1 - 2018

All external glazing to be installed in accordance with the Energy Assessment Report.

Windows & doors to be sealed in accordance with NCC Part J5.

LIFTS

Refer to lift services drawings and specifications for design and details on lift, surrounding shaft & required signage.

Separation of lift shafts as per NCC.

Lift to be installed in accordance with NCC Part E, AS1735 - 2022 and to manufacturers specifications.

TERMITE PROTECTION
Provide protection in accordance with the NCC - Queensland amendments and AS 3660.1 - 2014. "Protection of buildings from subterranean termites". The builder and owner shall:

Negotiate an option for the termite control within the code. (Builders shall make available) to the owner information written for the consumer relating to termite protection options.

Record in writing the selected option and each retain a copy signed by both parties.

The owner and subsequent owners shall be responsible for arranging inspections by a trained person at maximum 12 month intervals.

ROOFING
Roof sheeting, downpipes and flashings etc to be installed to manufacturers specifications and in accordance with the NCC.

Fall prevention anchor points @ 6.0m Crs max. to comply with NCC Clause D1P3 & AS2626-1983

Stormwater drainage to comply with AS/NZS3500.3 - 2021.

FIRE

Fire protection to comply with the NCC requirements for the building class and construction type.

Openings in slabs or ceilings are to be compliant with NCC Part C4.

Construction joints required in fire rated walls, slabs, ceilings to be in accordance with AS1530.4 - 2005 & NCC clause C4.

Party walls separating tenancies or units are to run to the underside of roof sheeting with a suitable non-combustible mineral fibre packed between sheeting and wall to achieve the separation.

Smoke alarms to comply with Part E2 of the NCC and AS3786 - 2014. Refer to electrical engineering for details.

Refer to hydraulic engineering for details on fire hydrants, fire hose reels and fire extinguishers.

STAIRS

Fire isolated stairways and ramps to be constructed in accordance with NCC Part D2.

Non fire isolated stairways & ramps to be constructed in accordance with NCC Part D2.

Stairways to have a clear unobstructed width of not less than 1m as per NCC Part D2.

Stairways to have a clear unobstructed height of not less than 2m measured vertically along the nosings of the treads or floor of the landing as per NCC Part D2.

BALUSTRADES

All balustrades to have a continuous handrail to comply with AS1288 - 2021, NCC Part B2D4 and Specifications 11 & 12.

Balustrades to be a minimum of 1000mm above F.F.L.for any access path, balcony or landing as per NCC Part D3.

Balustrades to be a minimum of 865mm above F.F.L. beneath an openable window and along stair runs as per NCC D2.16.

Balustrades to floors more than 4m below must not have rails between 150mm & 765mm.

Openable windows where the floor below is 2m or greater are to be protected with a restricted opening device of screening as per NCC Part D1.

WET AREAS
Wet areas to comply with NCC Part F

Setdown all wet areas 50mm u.n.o to allow for tiles and fall to floor wastes.

All shower roses, kitchen sinks, basins & laundry tubs to have minimum 3 star water efficiency rating.

All toilet cisterns to have a dual flush function and a minimum 4-star WELS rating.

GLAZING

All glazing to comply with AS2047 - 2014 & AS1288 - 2021 as required by the NCC Part B1D4

Glass balustrade to be in accordance with AS1288 - 2021 and AS1170 - 2011

Seals to windows to be in accordance with NCC Part J1V4.

DOORS

Required exit doors to be in accordance with the NCC.

Refer to door schedule for hardware, hinges & dimensions.

Provide lift off hinges to lockable WC swing doors.

Designated exit doors to have level functional door handles as per NCC Part D1 and AS1428.1 - 2021.

Seals to all doors to be in accordance with Part J of the NCC

Doors located in fire walls to have an FRL not less than that required by the NCC Specification 5 and must be self closing in accordance with NCC Part C4

FOR DA APPROVAL

BROWNS EXPRESS - COMMERCIAL SHED

151-159 ALEXANDRA STREET

D24-026-C



1 LOCALITY PLAN
SCALE: 1 : 100

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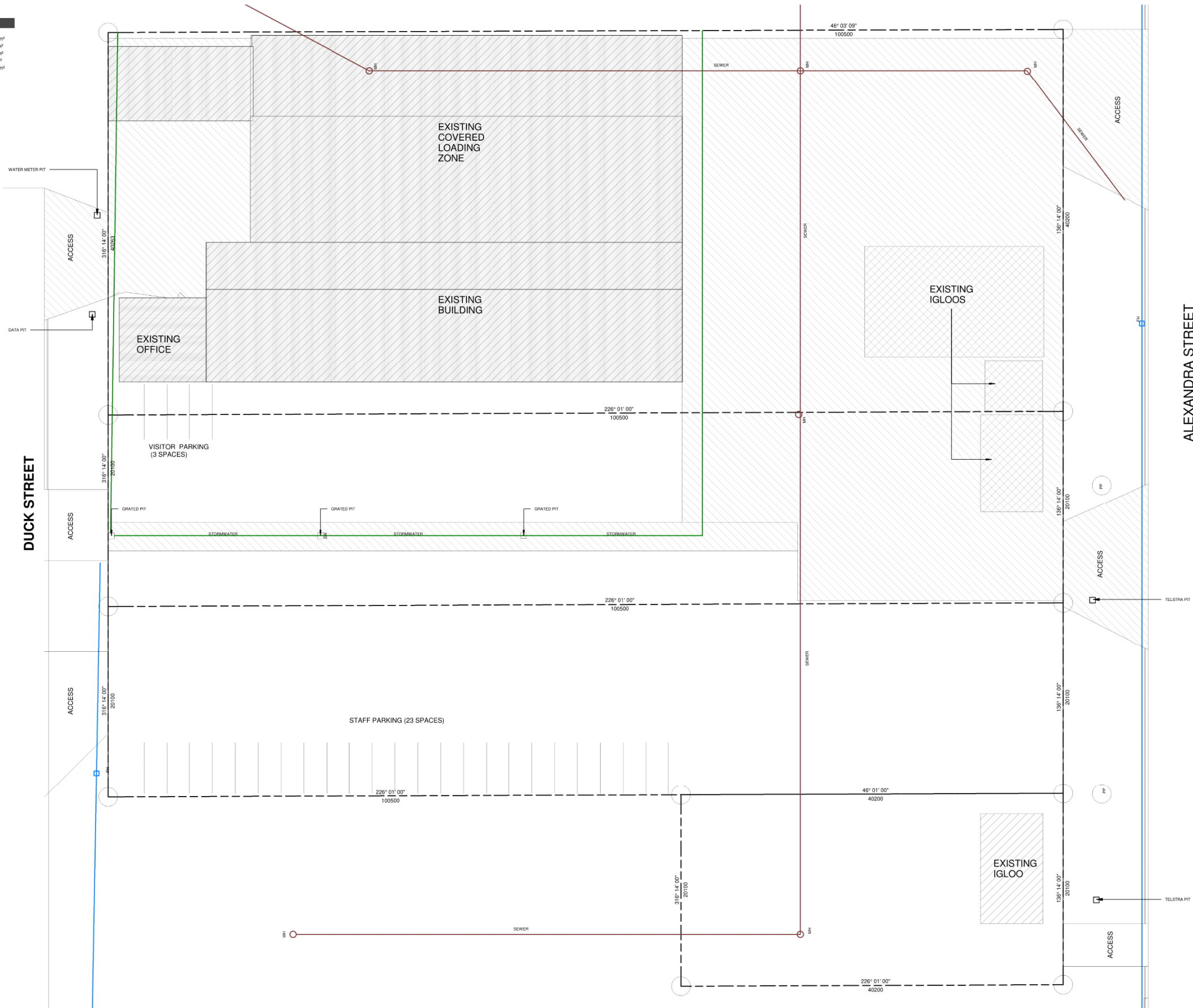
SUFFIX	REVISIONS	DATE	INITIALS	PROPOSED	DRAWN BY:	CHECKED BY:	DATE
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B	DA	10/05/24	ECB	ADDRESS	SCALE:	PROJECT STATUS:	
C	DEVELOPMENT APPROVAL	17/09/24	ECB	151-159 ALEXANDRA STREET	1 : 100	DA APPROVAL	
DRAWING					AS SHOWN AT		
LOCALITY PLAN					DRAWING No.	SHEET No.	REVISION
					D24-026-C	001	C

FOR DA APPROVAL

RP DATA		
Lot Number :	1-3 / 8	
RP/SP Number :	RP607350 / 601940	
Parish :	MURCHINSON	
County :	LIVINGSTONE	
Area :	8902m ²	
Site Cover:	22.07%	

AREA SCHEDULE - EXISTING ONLY		
NAME	AREA	
EXISTING COVERED LOADING ZONE	1014.37 m ²	
EXISTING BUILDING	736.30 m ²	
EXISTING STRUCTURE	110.30 m ²	
EXISTING OFFICE	81.89 m ²	
TOTAL	1942.86 m ²	

- SW STORMWATER DRAIN
- FH FIRE HYDRANT
- MH MAN HOLE
- UNDERGROUND WATER
- UNDERGROUND SEWER
- PP POWER POLE



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D	DEVELOPMENT APPROVAL	17/09/24	ECB



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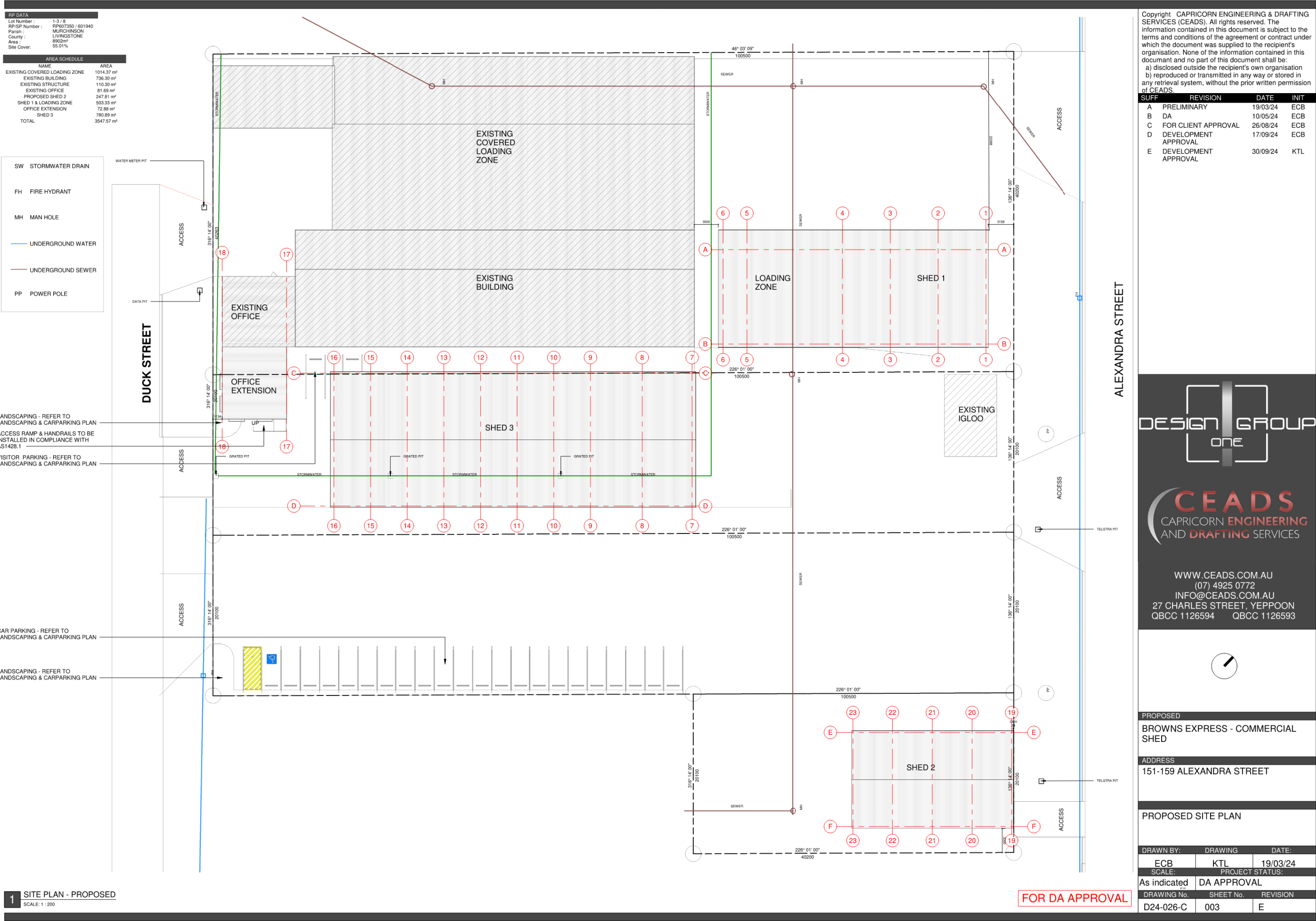
ADDRESS
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EXISTING SITE PLAN

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ECB	KTL	19/03/24
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1 SITE PLAN - EXISTING
SCALE: 1:200

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REFER TO LANDSCAPING
& CARPARKING CALLOUTS
FOR ADDITIONAL DETAILS.

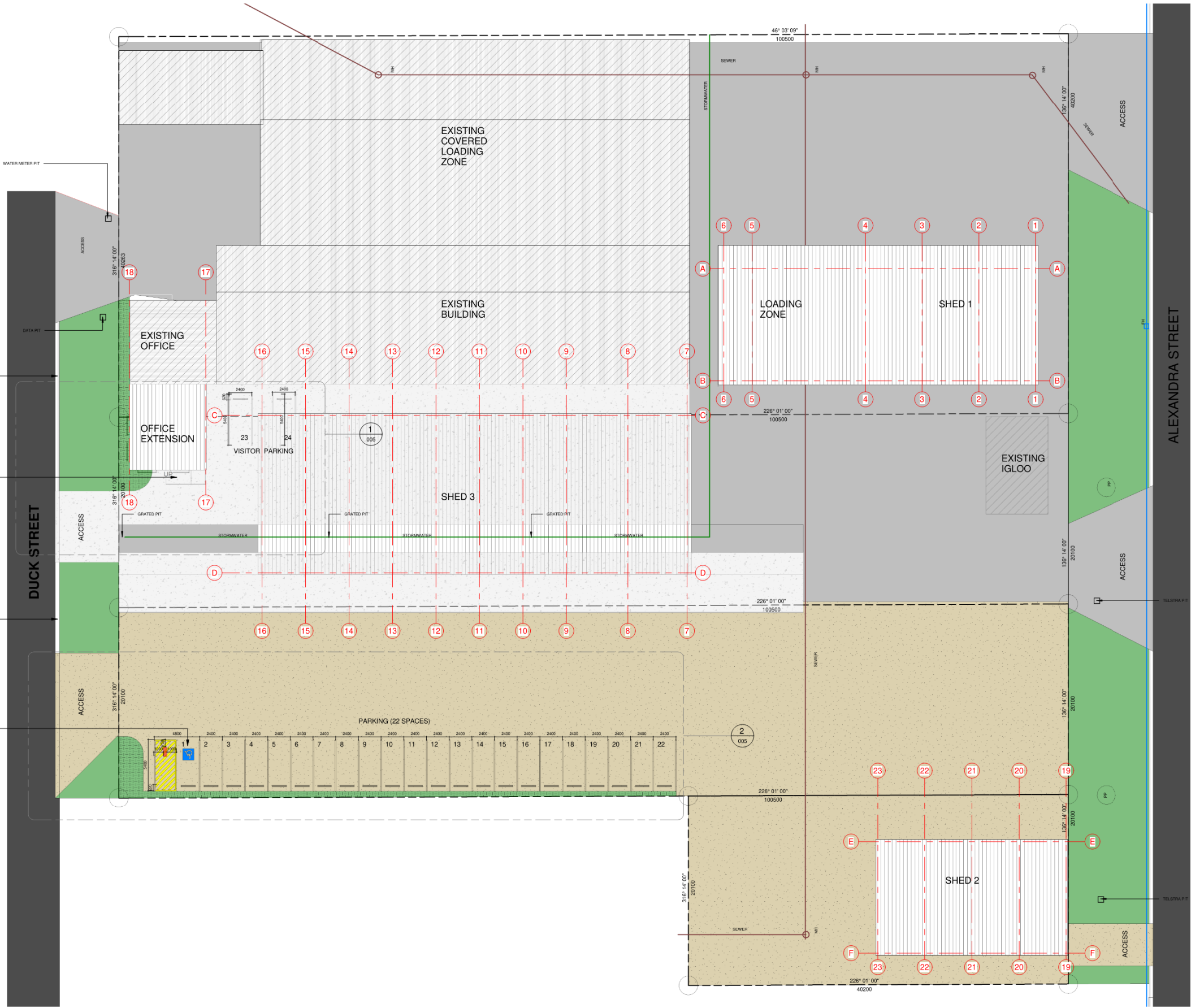
- ROAD
- NEW CONCRETE
- CONCRETE HARDSTAND
- COMPACTED EARTH / GRAVEL
- LANDSCAPING - GRASS
- LANDSCAPING - PLANTS
REFER TO LANDSCAPING LEGEND
- BUILDING
- EXISTING

KERB & CHANNEL TO MATCH
EXISTING REFER TO CIVIL
ENGINEERING FOR DETAILS

ACCESS RAMP & HANDRAILS TO BE
INSTALLED IN COMPLIANCE WITH
AS1428.1

KERB & CHANNEL TO MATCH
EXISTING REFER TO CIVIL
ENGINEERING FOR DETAILS

REFER TO AS 2890.6 FOR
CARPARKING REQUIREMENTS



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C	DEVELOPMENT APPROVAL	30/09/24	KTL



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LANDSCAPING & CARPARKING PLAN

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SCALE:	PROJECT STATUS:	
As indicated	DA APPROVAL	
DRAWING No.	SHEET No.	REVISION
D24-026-C	004	C

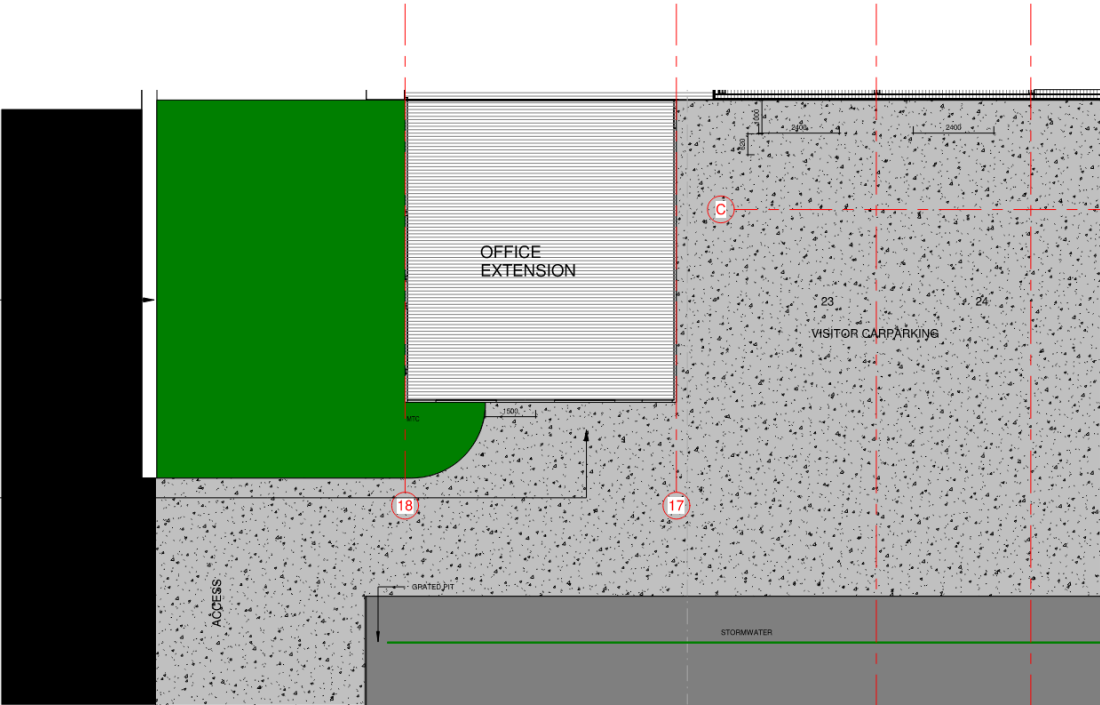
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1 SITE PLAN - LANDSCAPING & CARPARKING
SCALE: 1 : 200

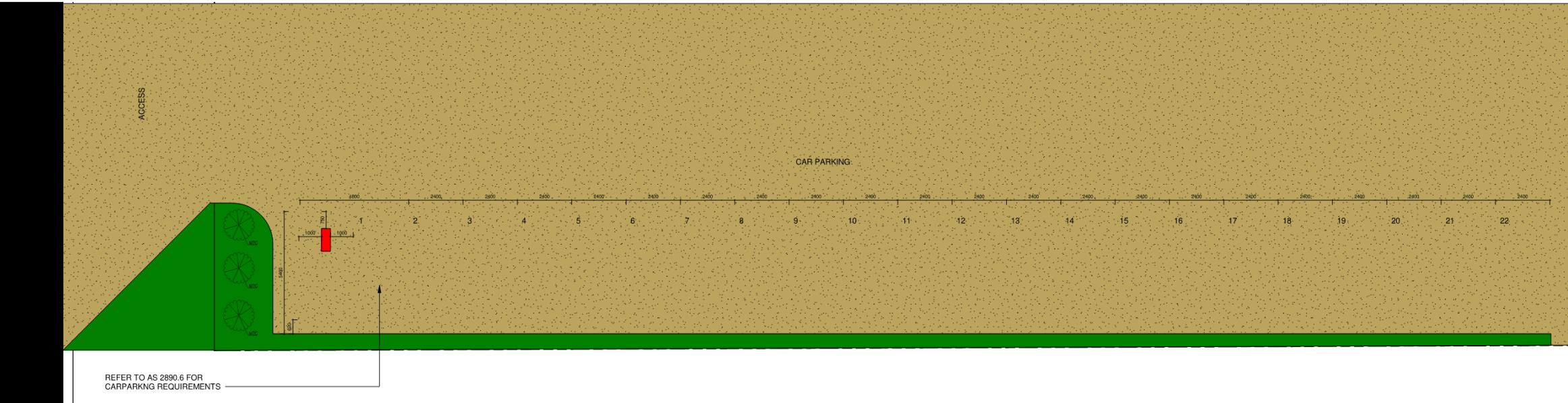
DETAILS			
Top Soil	100mm organic loam		
Mounding (Clean topsoil)	100mm min.		
Planting	Establishment trees to remain		
Mulch bed	wood chip depth 100mm		
Maintenance Program			
Watering	Manually operated drip system		
Hedge/shrub	Draper		
Lawn	Manual Sprinklers		
Maintenance	By proprietor and/or staff as need basis.		
Planting			
Planting Bed	Cultivate existing soil to 300mm min. depth. If clay is encoun. break up and mix with gypsum. Lay turf. Import clean topsoil over. Fertilise with Agriform plant pills as directed.		
Lawn	Cultivate existing soil to 300mm min. depth. Spread 50mm min. clean topsoil over. Fertilise prior to laying of turf with N.P.K. 14:15:14 @ 40gms/m ² . Fertilise after turf being laid with sulphate of ammonia 10gms/m ² .		
Shrub/Street Trees	New trees: doublet stacked, mulched and watered in. Use of water crystals is recommended. New trees watered with automatic irrigation systems.		
GROUND COVERS			
NAME	MAINTURE	HEIGHT	PICTURE
Wild Yellow Iris	Diesels	0.8m	
	Bicolor	0.8m Wide 140mm Pot	
Mosses in the Cradle	Rhodo Dwarf	0.2m	
		0.4m Wide 140mm Pot	
Basket Grass	Lomandra Longifolia	0.6m	
		0.6m Wide 140mm Pot	
Stripey White	Ophiopogon Intermedian s	0.3m	
		0.3m Wide 140mm Pot	
TREES			
Weeping Lilly Pilly	Waterhousei a Floribunda	1.6-1.8m 1.2 Wide 45L Pot	
Evergree n Ash	Fraxinus Griffithii	2m 1.8m Wide 45L Pot	
MORE SELECTED BUFFALO LAWN			
CULTIVATE SUBGRADE: NATURAL GRADE TO 100mm depth. CULTIVATE TOPSOIL @ 200mm INTO SUBGRADE. SPREAD SPECIFICATED TOPSOIL TO MIN. 50 DEPTH. LAY TURF TO FODR. FILL GAPS. FERTILISE. WATER. ETC.			
SHRUBS			
Min a Min	Muraya	1m 1m Wide 14L Pot	
Sacred Bamboo	Nandina domestica	1.5m 1.5m Wide 14L Pot	
Lilly Pilly	Acmena Smithii	1.4-1.5 0.8-1m WIDE 45L Pot	

KERB & CHANEL TO MATCH EXISTING. REFER TO CIVIL ENGINEERING DETAILS.

ACCESS RAMP & HANDRAILS TO BE INSTALLED IN COMPLIANCE WITH AS 1428.1



1 SITE PLAN - LANDSCAPING & CARPARKING - Callout 1
SCALE: 1 : 100



REFER TO AS 2890.6 FOR CARPARKING REQUIREMENTS

2 SITE PLAN - LANDSCAPING & CARPARKING - Callout 2
SCALE: 1 : 100

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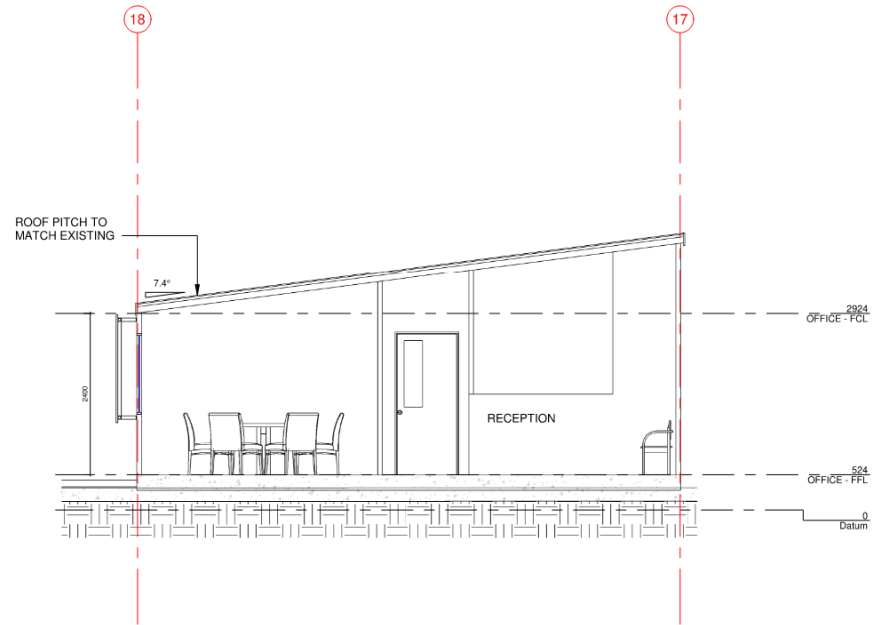
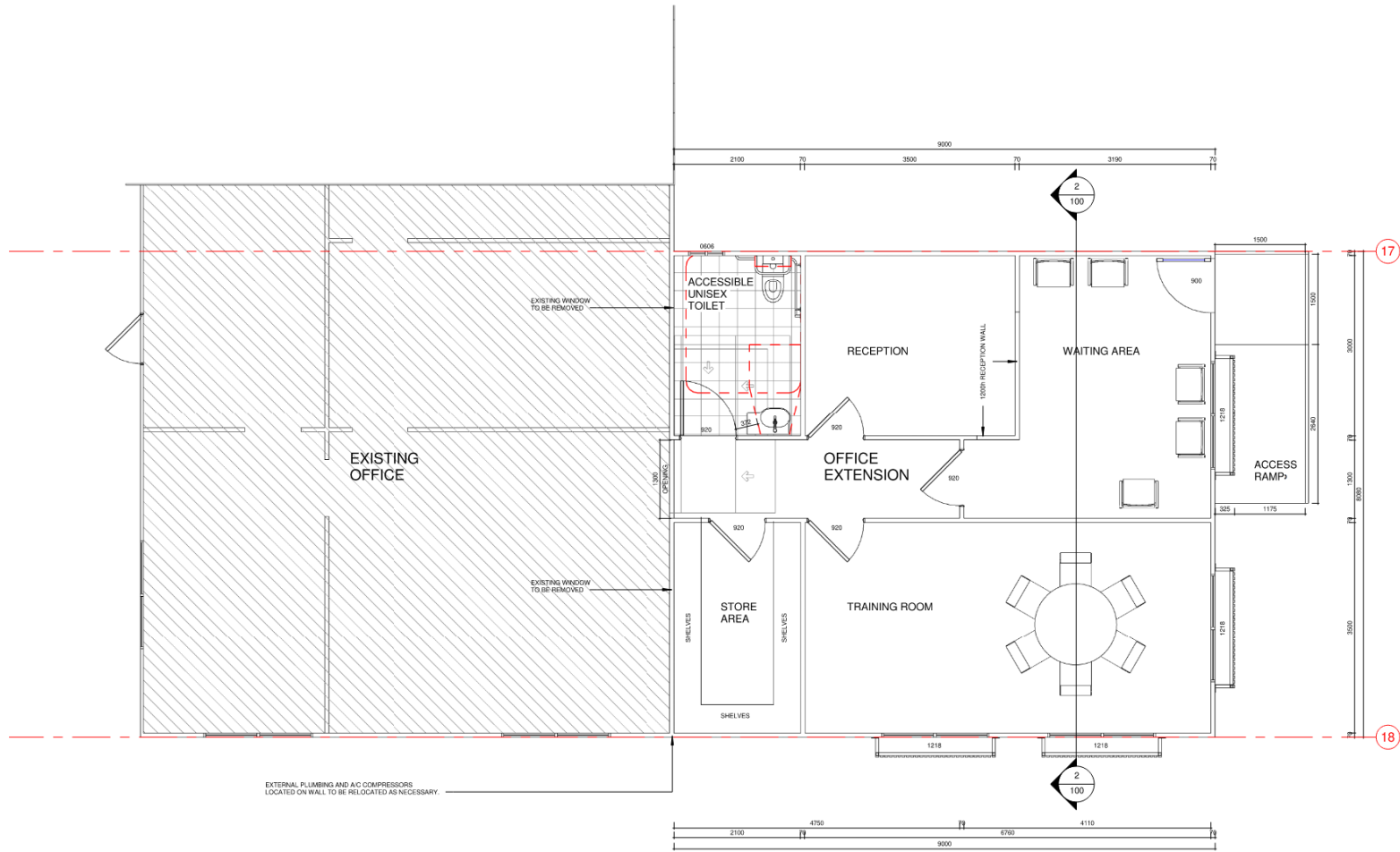
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LANDSCAPING & CARPARKING
CALLOUTS

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2 OFFICE - SECTION 1
SCALE: 1 : 50

1 FLOOR LEVEL - OFFICE EXTENSION
SCALE: 1 : 50

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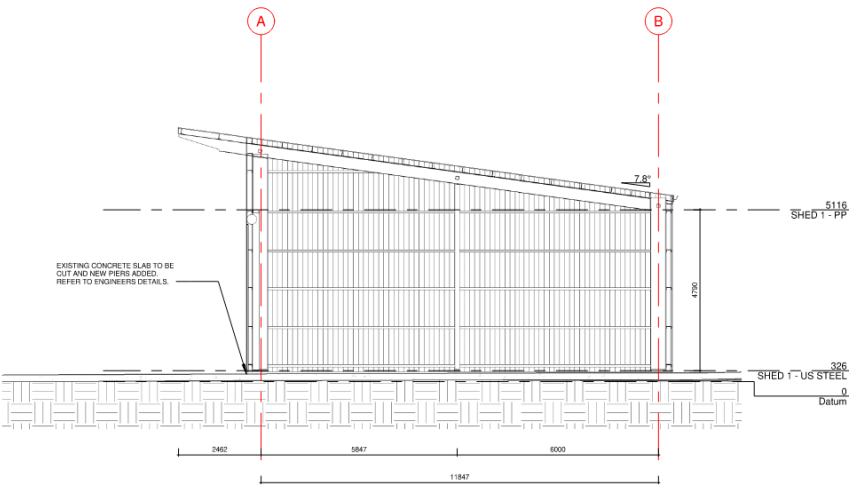
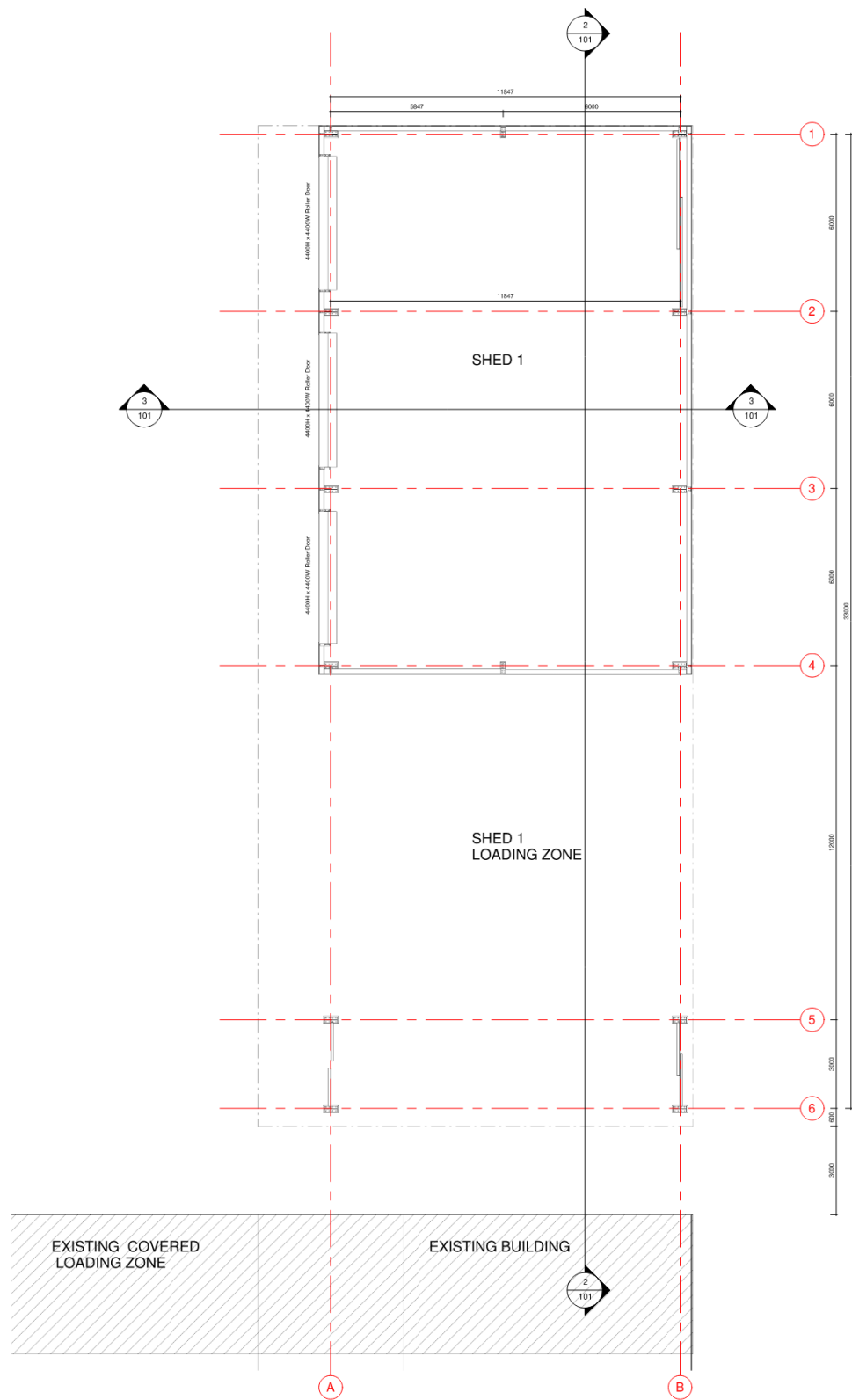
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A	DA
B	FOR CLIENT APPROVAL
C	DEVELOPMENT APPROVAL

DATE	INITIALS
10/05/24	ECB
26/08/24	ECB
17/09/24	ECB

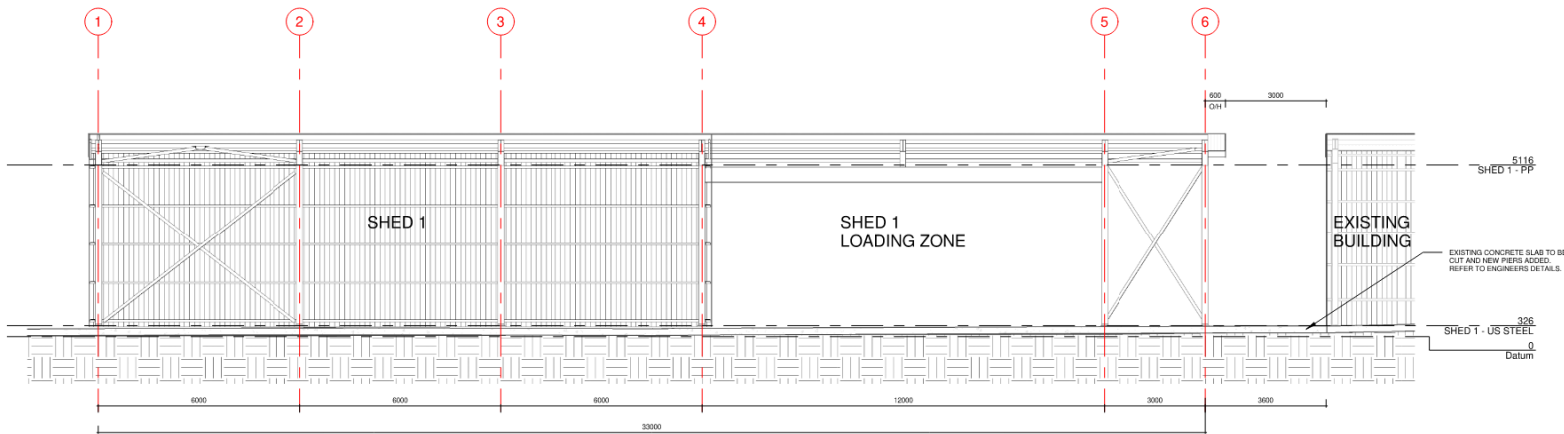
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DRAWING
FLOOR PLAN - OFFICE EXTENSION

FOR DA APPROVAL

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D24-026-C	100	C



3 SHED 1 & LOADING ZONE - SECTION 1
SCALE: 1 : 100



2 SHED 1 & LOADING ZONE - SECTION 2
SCALE: 1 : 100

1 FLOOR LEVEL - SHED 1 & LOADING ZONE
SCALE: 1 : 100

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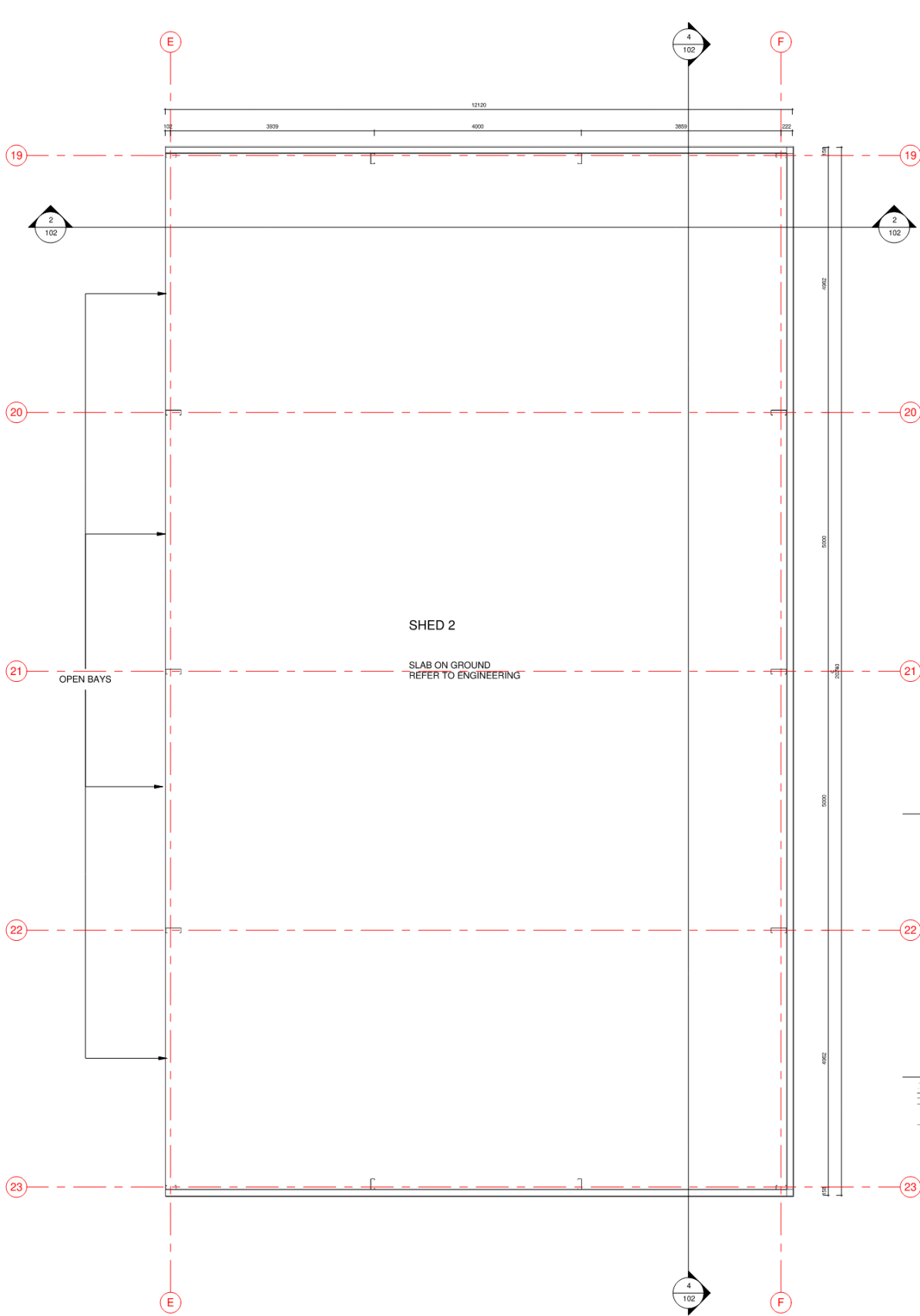
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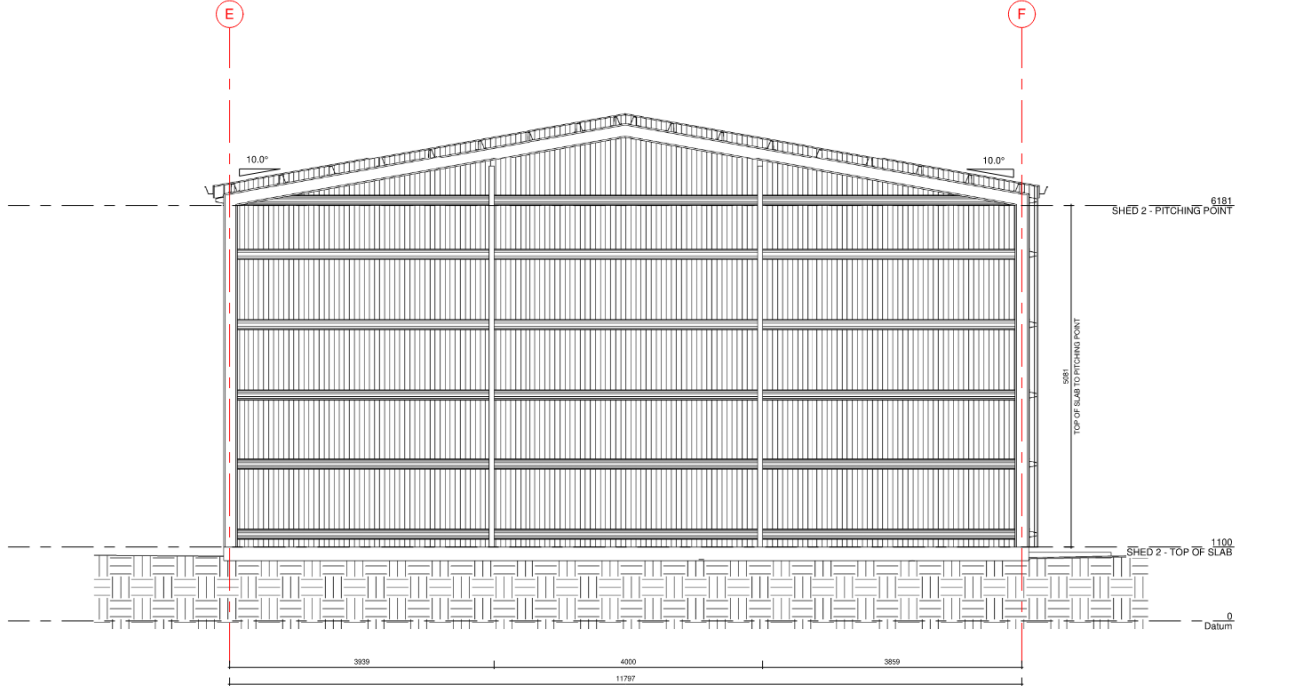
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C	DEVELOPMENT APPROVAL	30/09/24	KTL	

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151-159 ALEXANDRA STREET
DRAWING
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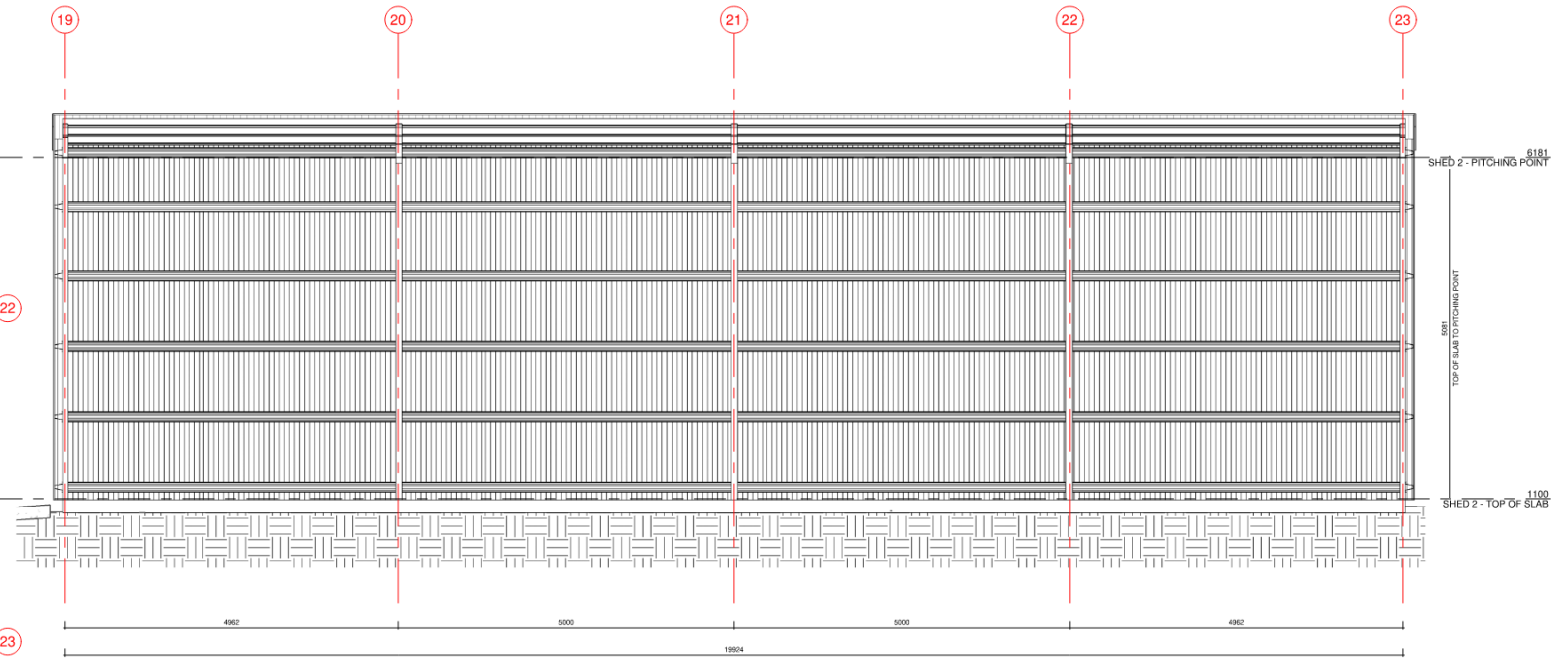
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D24-026-C	101	C



1 FLOOR LEVEL - SHED 2
SCALE: 1 : 50



2 SHED 2 - SECTION 1
SCALE: 1 : 50



4 SHED 2 - SECTION 3
SCALE: 1 : 50

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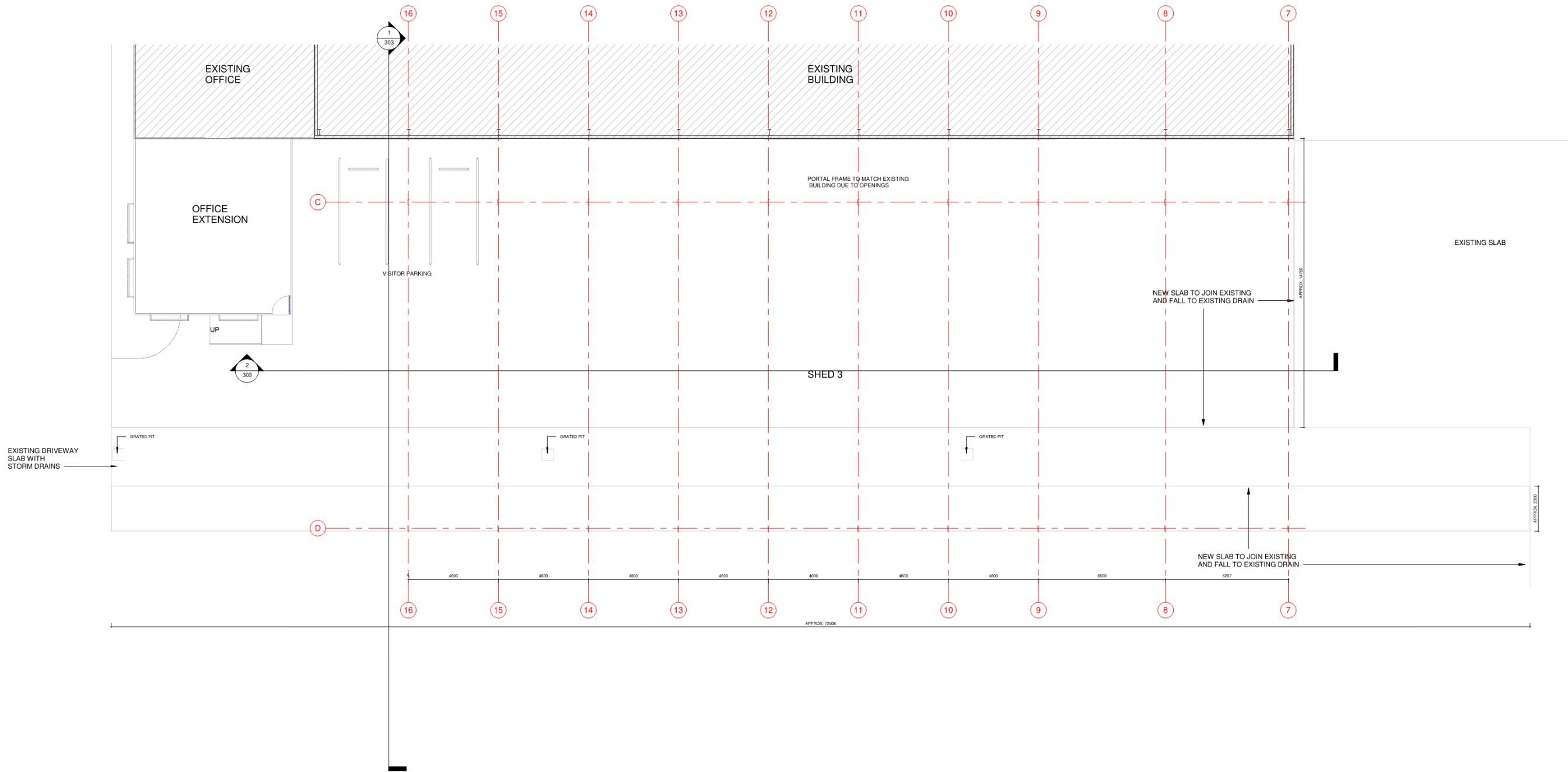
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B	DEVELOPMENT APPROVAL	17/09/24	ECB	

ADDRESS	DRAWING No.	SHEET No.	REVISION
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FLOOR PLAN - SHED 2			

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D24-026-C	102	B



1 FLOOR LEVEL - SHED 3
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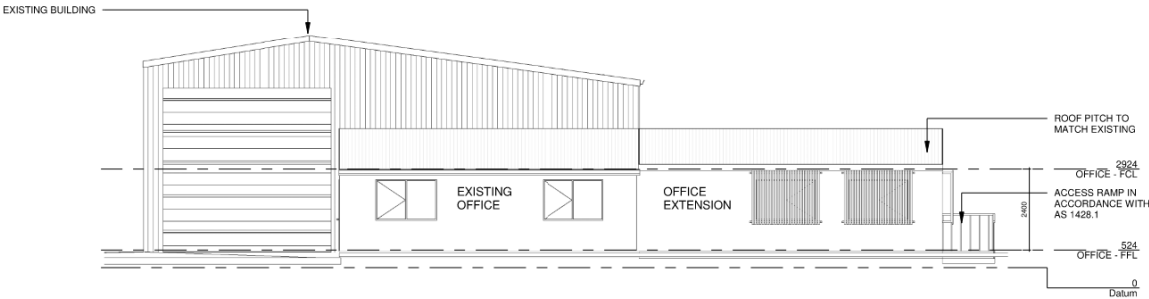
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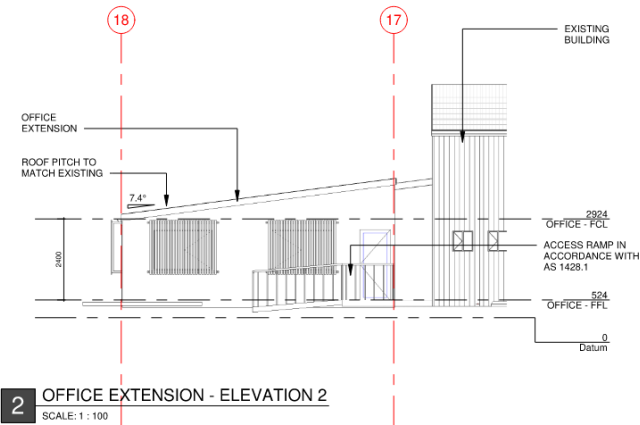
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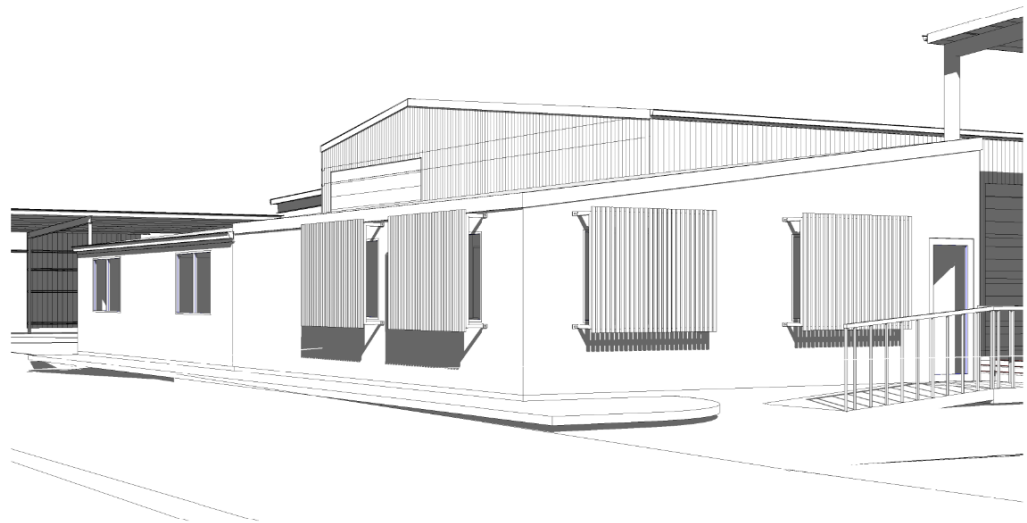
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D24-026-C	103	C



1 OFFICE EXTENSION - ELEVATION 1
SCALE: 1:100



2 OFFICE EXTENSION - ELEVATION 2
SCALE: 1:100



3 3D View - OFFICE EXTENSION
SCALE:

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C DEVELOPMENT APPROVAL
D DEVELOPMENT APPROVAL

REVISIONS

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ELEVATIONS & 3D - OFFICE EXTENSION

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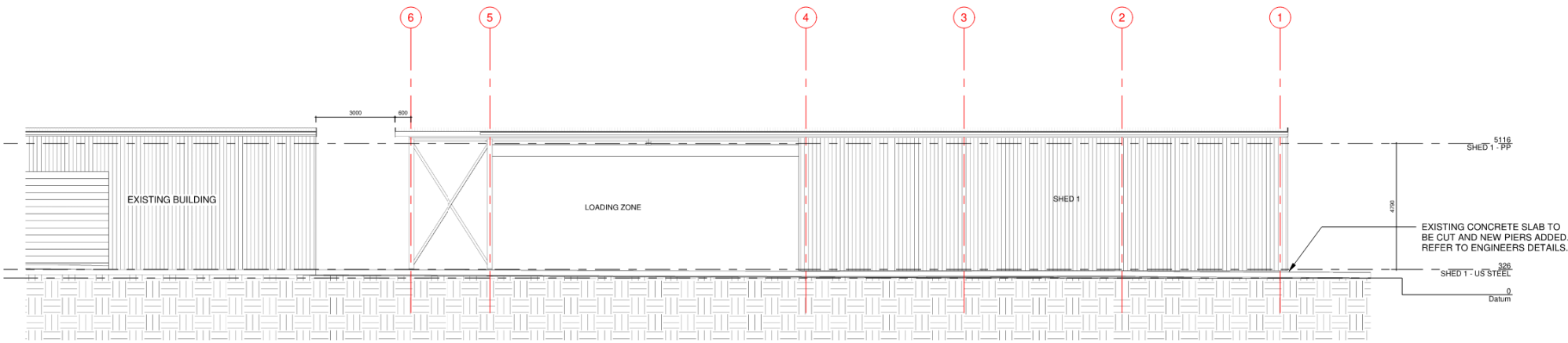
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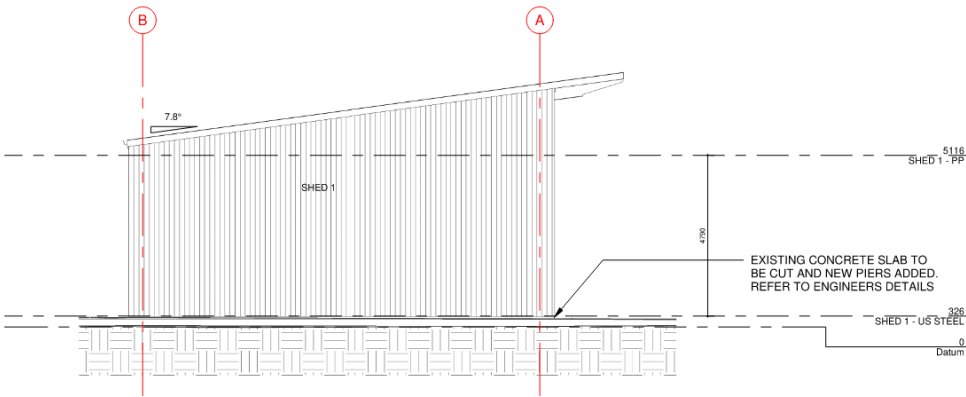
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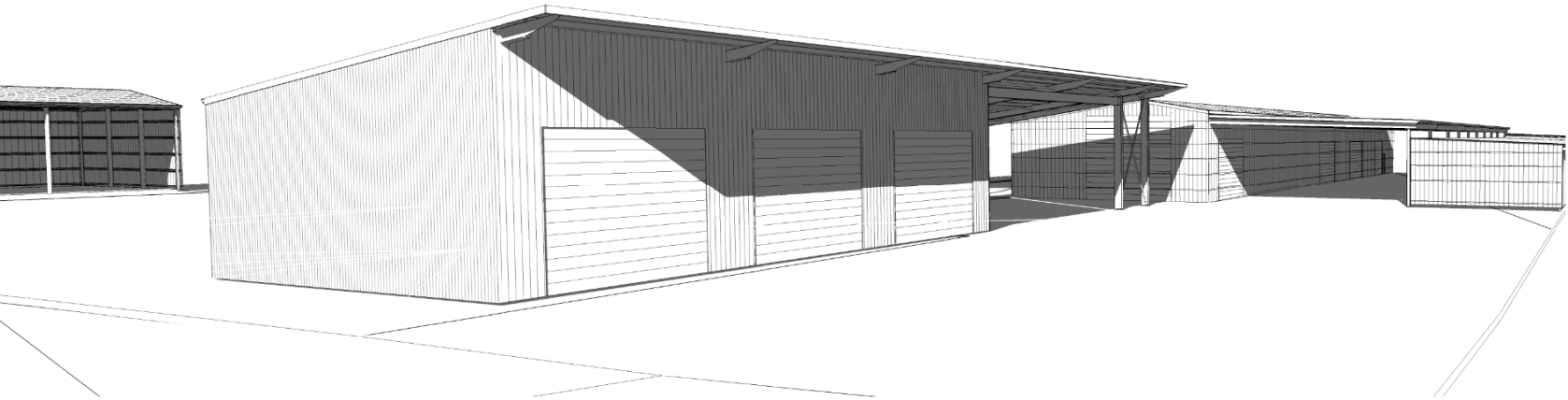
REVISION



1 SHED 1 & LOADING ZONE - ELEVATION 1
SCALE: 1 : 100



2 SHED 1 & LOADING ZONE - ELEVATION 2
SCALE: 1 : 100



3 3D View - SHED 1 & LOADING ZONE
SCALE:

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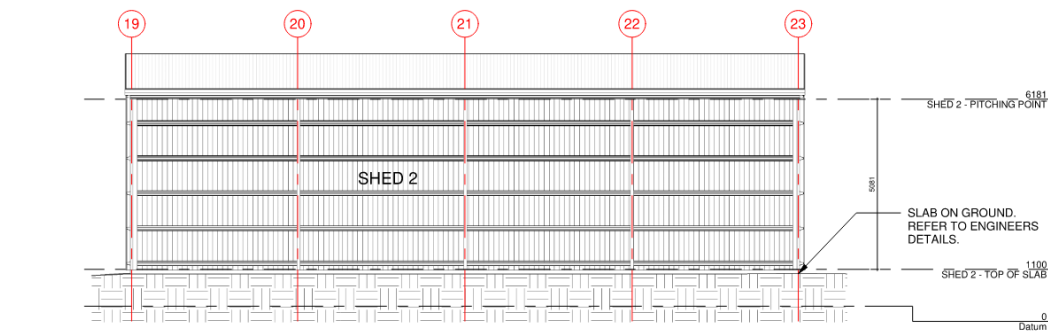
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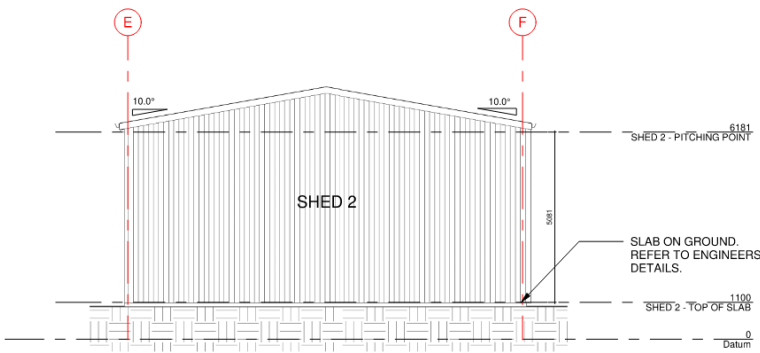
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ADDRESS	151-159 ALEXANDRA STREET
DRAWING	ELEVATIONS & 3D - SHED 1 & LOADING ZONE

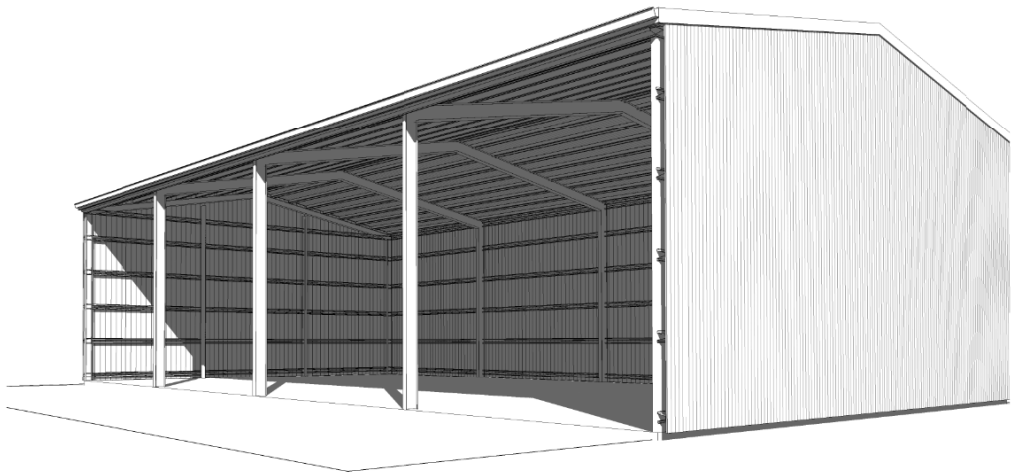
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SCALE:	PROJECT STATUS:	
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D24-026-C	201	C



1 SHED 2 - ELEVATION 1
SCALE: 1 : 100



2 SHED 2 - ELEVATION 2
SCALE: 1 : 100



3 3D View - SHED 2
SCALE:

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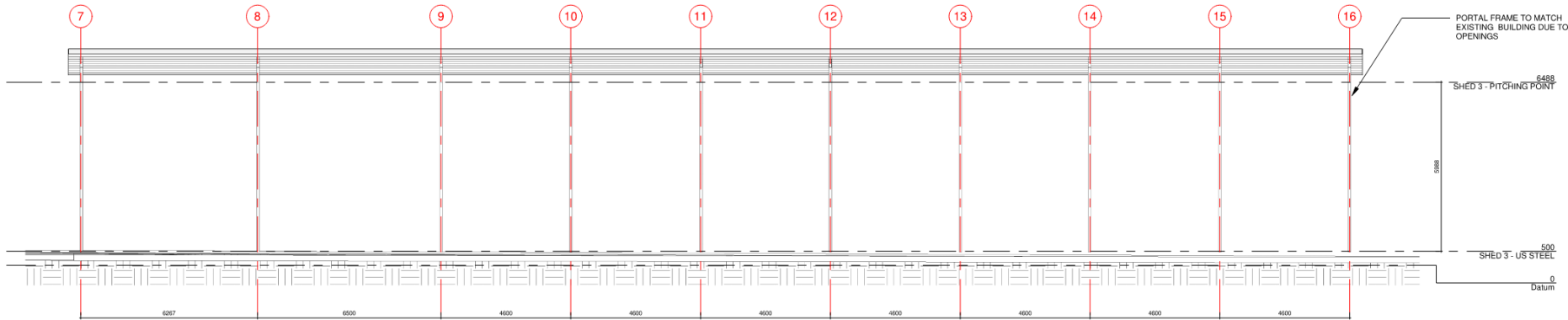
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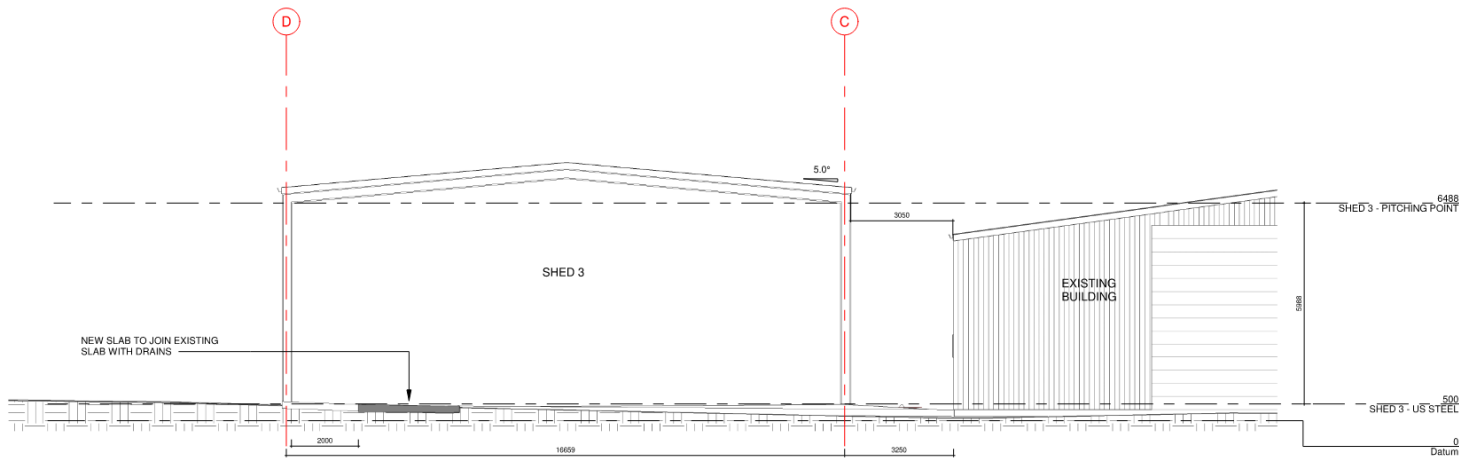
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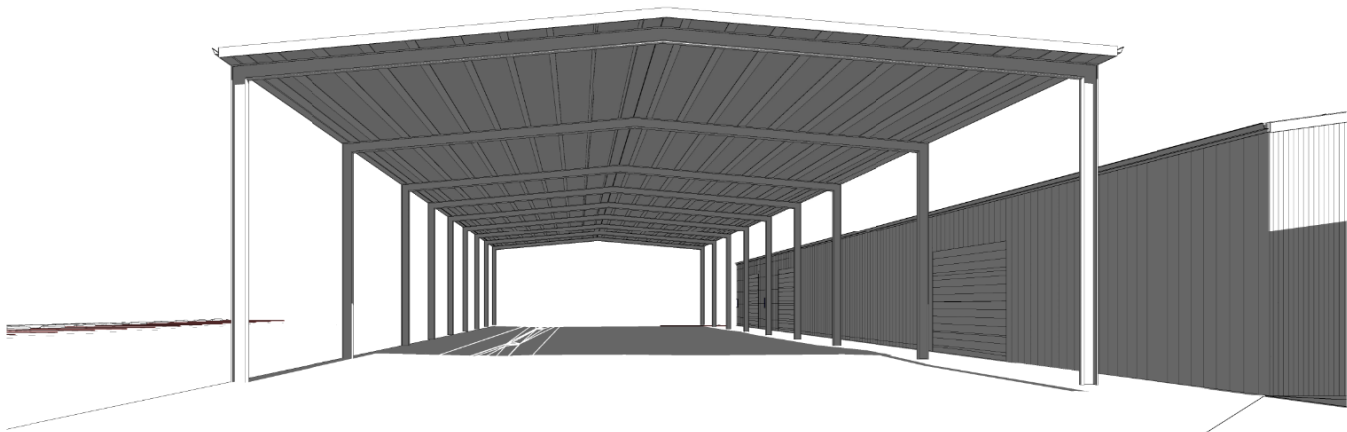
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B	DEVELOPMENT APPROVAL	17/09/24	ECB		SCALE:	PROJECT STATUS:	
				ADDRESS	1 : 100	DA APPROVAL	
				DRAWING	DRAWING No.	SHEET No.	REVISION
				ELEVATIONS & 3D - SHED 2	D24-026-C	202	B



1 SHED 3 - ELEVATION 1
SCALE: 1 : 100



2 SHED 3 - ELEVATION 2
SCALE: 1 : 100



3 3D View - SHED 3
SCALE:

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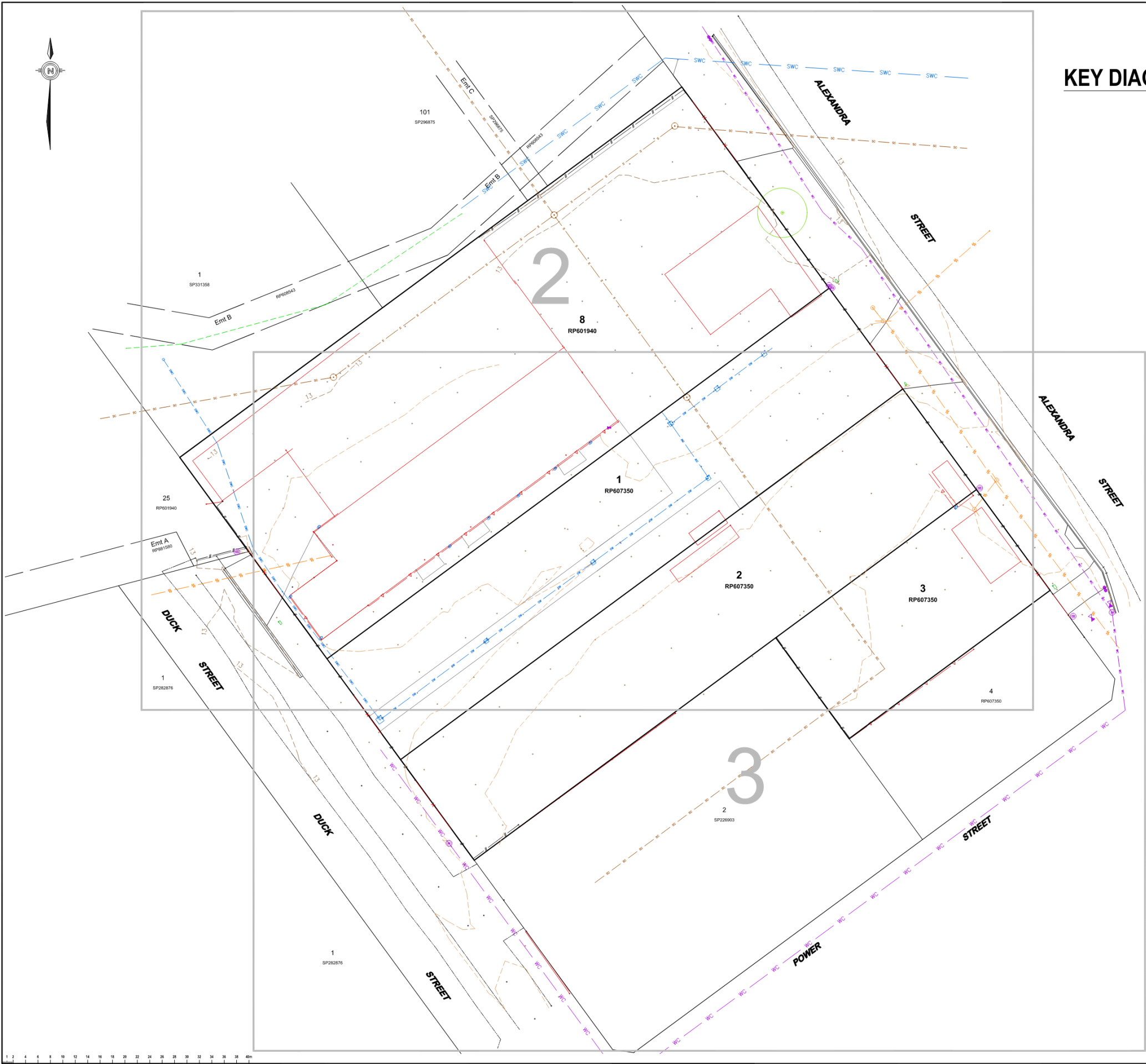
SUFFIX	REVISIONS	DATE	INITIALS	PROPOSED
A	FOR CLIENT APPROVAL	26/08/24	ECB	BROWNS EXPRESS - COMMERCIAL SHED
B	DEVELOPMENT APPROVAL	17/09/24	ECB	
C	DEVELOPMENT APPROVAL	30/09/24	KTL	

ADDRESS
151-159 ALEXANDRA STREET

DRAWING
ELEVATIONS & 3D - SHED 3

DRAWN BY:	CHECKED BY:	DATE:
ECB	KTL	26/08/24
SCALE:	PROJECT STATUS:	
1 : 100	DA APPROVAL	
DRAWING No.	SHEET No.	REVISION
D24-026-C	203	C

Appendix B: Detailed Survey



KEY DIAGRAM

SERVICES DISCLAIMER

While every effort has been made to locate, identify, and where appropriate, indicate the extent & connectivity of all relevant visible and underground infrastructure within the survey area, no guarantee, either explicit or implied, can be given as to the correctness and completeness of such infrastructure shown hereon.

Due to the intrusive, high impact and potentially dangerous nature of exposing underground infrastructure, the risk of serious injury and damage to infrastructure is very high, therefore further investigation by suitably qualified personnel with the relevant skills, techniques and equipment will be required to comprehensively establish and qualify the true state of all infrastructure on site.

Please refer to each of the relevant service providers rules, procedures, guidelines, rights and responsibilities when designing or working in the vicinity of each respective plant or service.

This note is an integral part of this plan, being 1 sheet in total, and all subsequent iterations of this plan. ©

PRINCIPAL

CAPRICORN ENGINEERING & DRAFTING SERVICES

DESCRIPTION

DETAIL SURVEY OF LOT 8 ON RP 601940 AND LOTS 1-3 ON RP607350

151-159 ALEXANDRA STREET KAWANA

REAL PROPERTY DESCRIPTION

Lot Plan : Lot 8 on RP601940 & Lots 1-3 on RP607350

Area : 8902m² (Deed)

Locality : Kawana

Local Authority : Rockhampton Regional Council

NOTES

This plan was prepared for CAPRICORN ENGINEERING & DRAFTING SERVICES from field survey for the purpose of designing new constructions on the subject land and should not be used by any other persons for any other purpose.

Property boundaries have not been reinstated or marked at the time of survey and are approximate only, based on appropriate boundary connections.

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These plans have been prepared as verification plots only. Some text RL's have been omitted for clarity. Please refer to the relevant ID data files for any spatial interrogation requirements.

Any discrepancies should be verified in writing with Capricorn Survey Group (CQ) Pty Ltd.

This note is an integral part of this plan.

LEGEND

LINETYPE LEGEND

- S UG Sewerage Line
- SC UG Sewerage Line (Compiled)
- SW UG Stormwater Line
- SWC UG Stormwater Line (Compiled)
- OFD Overland Flow/Direction
- E UG Electrical Line
- EC UG Electrical Line (Compiled)
- W UG Water Line
- WC UG Water Line (Compiled)
- TC UG Communication Line
- TC UG Communication Line (Compiled)
- W UG Water Line
- WC UG Water Line (Compiled)
- W AG Water Line
- G UG Gas Line
- GC UG Gas Line (Compiled)
- Top of Bank
- Top of Bank
- CL of Bitumen
- Edge of Bitumen
- Retaining Wall
- Line Marking
- Fence Line
- Roof / Guttering
- Eaves

CONTOUR LEGEND

- 0.25m Interval
- 1.00m Interval

GENERAL SYMBOL LEGEND

Comms Conduit Marker	Stormwater MH
Comms Pit	Stormwater Pit
Elec Conduit Marker	Stormwater DP Outlet
Elec Turret	Stormwater IO
Elec Light Bolland	Water Fire Hydrant
Elec Light Pole	Water Meter
Elec Power Pole	Water Valve
Elec Power Pole + Light	Water Tap
Elec Power Pole + Transformer	Water Control Tap
Traffic Lights	Water Tapping Band
Gas Marker	Post
Gas Valve	Bollard
Gas Hot Water System	Guide Sign
Sewerage MH	Flag Pole
Sewerage Vent	Australia Post Box
Sewerage IO	Shrub

DATUM

Vertical Datum : AHD Vide PM104339, RL 12.484m

Horizontal Datum : MGA2020 Vide PM104339

Contour Interval : 0.25m, 1.0m Index

Co-ord System : MGA2020 Vide PM104339

WARNING

LOCATION AND CONNECTIVITY OF UG SERVICES SHOWN HEREON HAVE BEEN DETERMINED BY DIRECT ACCESS OR COMPILED FROM LOCAL AUTHORITY AND SERVICE PROVIDER PLANS ONLY. FURTHER INVESTIGATION MAY BE REQUIRED TO DETERMINE LOCATIONS OF ALL INACCESSIBLE SERVICES.

REVISION

Issue	Date	Details	Authorised
A	04-12-2024	Initial Issue	RJKF
B	05-03-2025	Stormwater detail added	RJKF

CREATED

capricornsurveygroupcq SURVEYING & PLANNING SOLUTIONS

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SCALE

1:300 @ A1

DRAWING NUMBER

9512-05-DTL (1/3)

ISSUE

B

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DESCRIPTION

**DETAIL SURVEY OF
LOT 8 ON RP 601940 AND
LOTS 1-3 ON RP607350**

REAL PROPERTY DESCRIPTION	
Lot/Plan :	Lot 8 on RP601940 & Lots 1-3 on RP607350
Area :	8902m ² (Deed)
Locality :	Kawana
Local Authority :	Rockhampton Regional Council

NOTES

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Capricorn Survey Group (CQ) Pty Ltd.

This note is an integral part of this plan.

— S	UG Sewerage Line
— SC	UG Sewerage Line (Compiled)
— SW	UG Stormwater Line
— SWC	UG Stormwater Line (Compiled)
—	Overland Flow/Direction
— E	UG Electrical Line
— EC	UG Electrical Line (Compiled)
— W	OH Electrical Line
— T	UG Communication Line
— TC	UG Communication Line (Compiled)
— W	UG Water Line
— WC	UG Water Line (Compiled)
— W	AG Water Line
— G	UG Gas Line
— GC	UG Gas Line (Compiled)
—	Top of Bank
—	Toe of Bank
—	CA, of Bitumen
—	Edge of Bitumen
—	Retaining Wall
—	Line Marking
— //	Fence Line
— A	Roof / Guttering
—	Fence

- - - - - 0.25m Interval
 - - 5 - - - 1.00m Interval

Comms Conduit Marker		Stormwater MH
Comms Pit		Stormwater System
Electric Conduit Marker		Stormwater DP Outlet
Electric Turret		Stormwater IO
Electric Pit		Water Fire Hydrant
Electric Light Bollard		Water Meter
Electric Light Pole		Water Valve
Electric Power Pole		Water Tap
Electric Power Pole + Light		Water Control Tap
Electric Power Pole + Transformer		Water Tee
Electric Stay Point		Water Conduit Mark
Traffic Lights		Water Tapping Band
Gas Marker		Post
Gas Valve		Bollard
Gas Hot Water System		Guide Sign
Sewerage M/H		Flag Pole
Sewerage Vent		Australia Post Box
Sewerage IO		Shrub

DATUM

Vertical Datum : AHD Vide PM104339, RL 12.484m

Horizontal Datum : MGA2020 Vide PM104339

Contour Interval : 0.25m, 1.0m Index

Co-ord System : MGA2020 Vide PM104339

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REVISION			
Issue	Date	Details	Authorised
A	04-12-2024	Initial Issue	RJKF
B	05-03-2025	Stormwater detail added	RJKF



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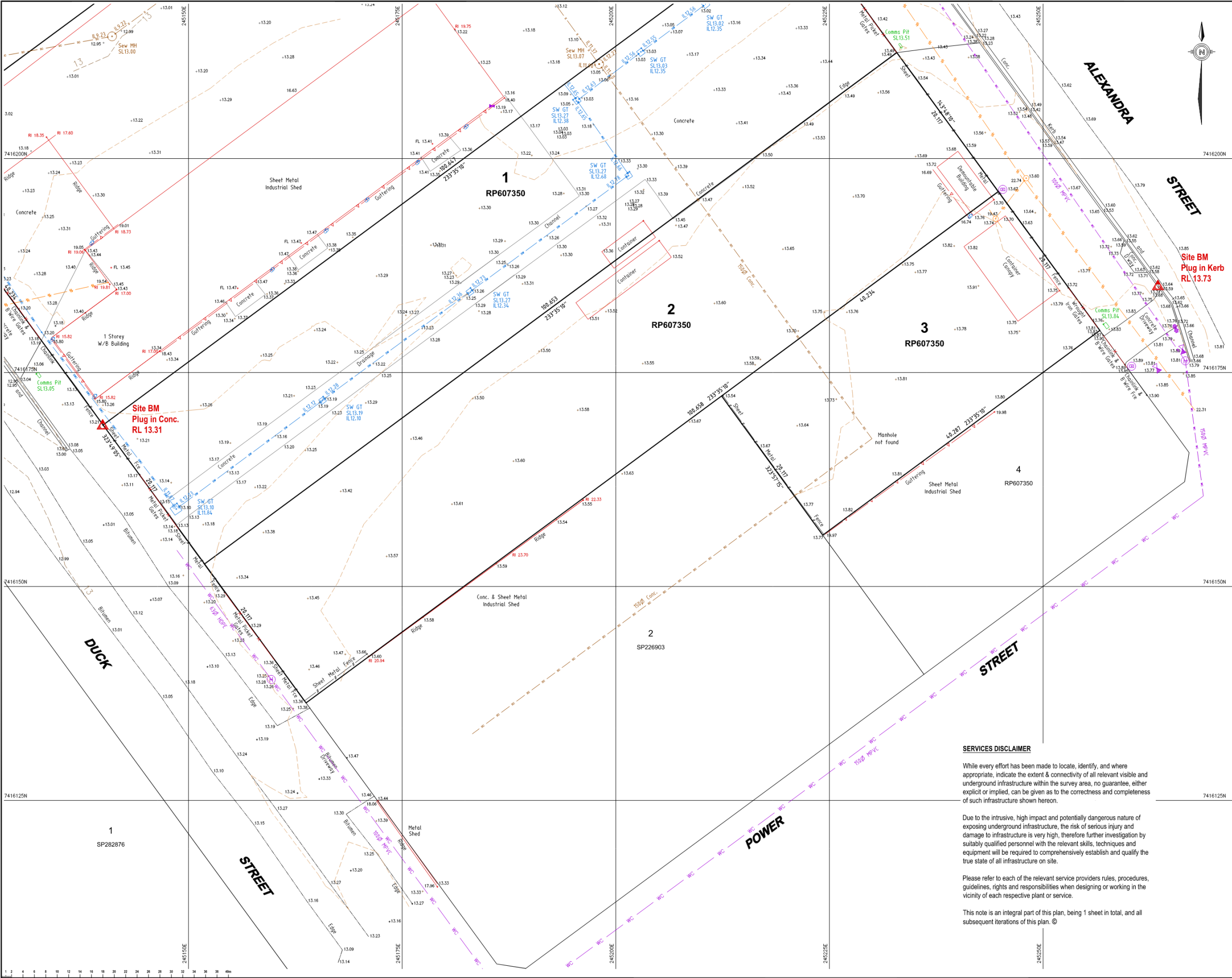
07 4927 5199 | reception@cagcq.com.au | 132 Victoria Parade, Rockhampton QLD 4700

SCALE

1:200 @ A1

DRAWING NUMBER	ISSUE
9512-05-DTL (2/3)	B

Drafted : KB



CAPRICORN ENGINEERING & DRAFTING SERVICES

DETAIL SURVEY OF LOT 8 ON RP 601940 AND LOTS 1-3 ON RP607350

151-159 ALEXANDRA STREET KAWANA

Lot Plan: Lot 8 on RP601940 & Lots 1-3 on RP607350
Area: 8902m² (Deed)
Locality: Kawana
Local Authority: Rockhampton Regional Council

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This note is an integral part of this plan.

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- UG Stormwater Line (Compiled)
- UG Stormwater Line (Compiled)
- Overland Flow Direction
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- UG Electrical Line (Compiled)
- UG Communication Line (Compiled)
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- UG Water Line (Compiled)
- UG Gas Line (Compiled)
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- Toe of Bank
- CL of Bitumen
- Edge of Bitumen
- Retaining Wall
- Line Marking
- Fence Line
- Roof / Guttering
- Eaves

CONTOUR LEGEND

- 0.25m Interval
- 1.00m Interval

GENERAL SYMBOL LEGEND

Comms Conduit Marker	Stormwater MH
Comms Pit	Stormwater Pit
Elec Conduit Marker	Stormwater DP Outlet
Elec Turret	Stormwater IO
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Elec Light Pole	Water Meter
Elec Light Pole	Water Valve
Elec Power Pole + Light	Water Tap
Elec Power Pole + Transformer	Water Control Tap
Elec Stay Point	Water Tee
Traffic Lights	Water Conduit Marker
Gas Marker	Water Tapping Band
Gas Valve	Post
Gas Hot Water System	Bollard
Sewerage MH	Guide Sign
Sewerage Vent	Flag Pole
Sewerage ID	Australia Post Box
	Shrub

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REVISION

Issue	Date	Details	Authorised
A	04-12-2024	Initial Issue	RJKF
B	05-03-2025	Stormwater detail added	RJKF

CREATED

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SCALE

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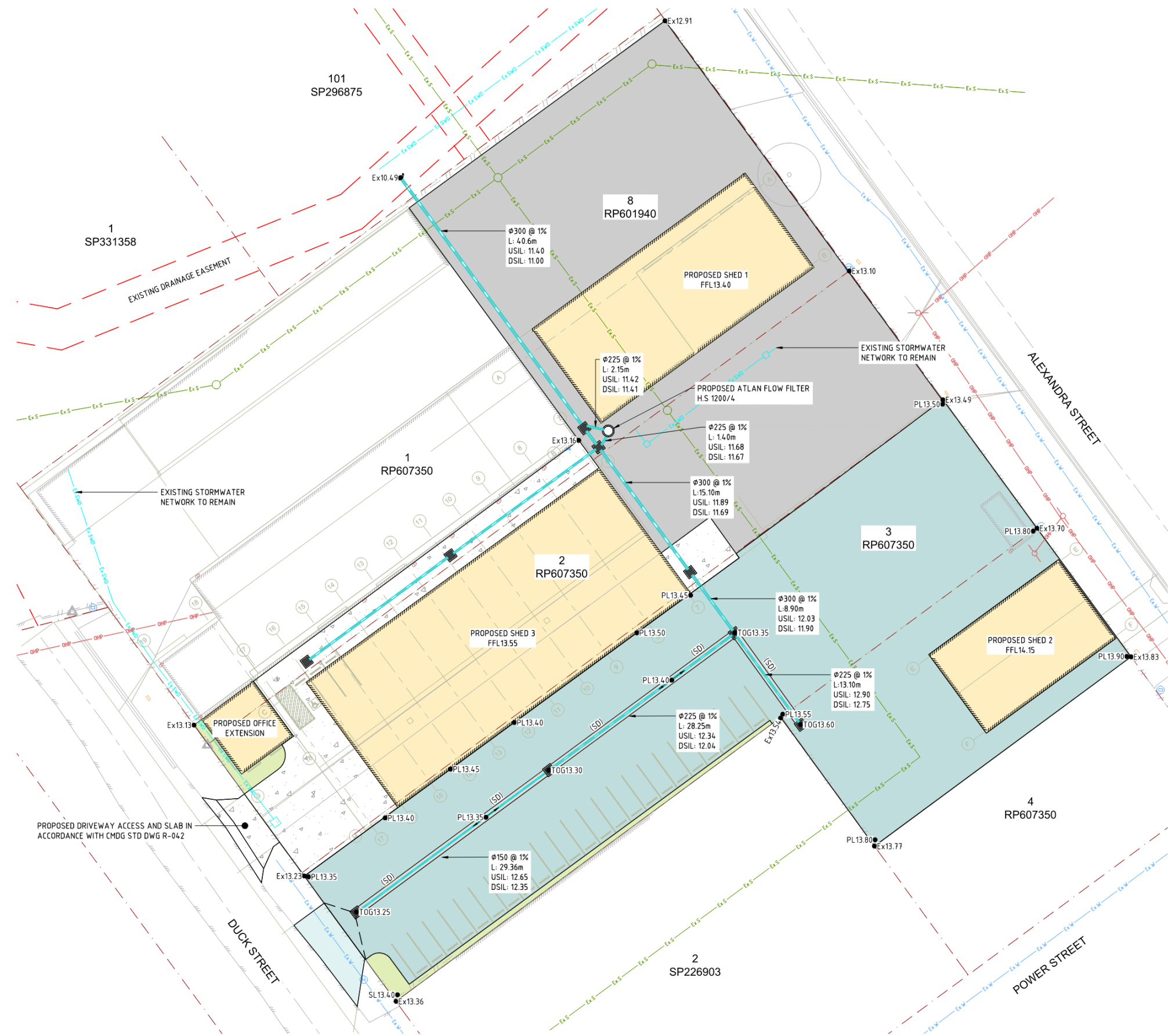
DRAWING NUMBER

9512-05-DTL (3/3)

ISSUE

B

Appendix C: Preliminary Civil Engineering Drawing



LEGEND:

- Ex OHP Ex OHP EXISTING OVERHEAD ELECTRICITY
- Ex S Ex S EXISTING SEWER MAIN
- Ex W Ex W EXISTING WATERMAIN
- Ex SWD Ex SWD EXISTING STORMWATER DRAINAGE
- EXISTING LOT BOUNDARY
- EXISTING LOT EASEMENT
- EXISTING BUILDING
- EXISTING EDGE OF BITUMEN
- EXISTING FENCE
- PROPOSED CHANGE OF GRADE
- PROPOSED BUILDING
- DENOTES STORMWATER DRAINAGE
- (SD) DENOTES SPOON DRAIN
- DENOTES STORMWATER PIT

HATCHING LEGEND

- EXTENT OF CONCRETE HARDSTAND, REFER ARCHITECT'S PLANS FOR DETAILS
- EXTENT OF CONCRETE PAVEMENT, REFER ARCHITECT'S PLANS FOR DETAILS
- EXTENT OF COMPACTED EARTH/ GRAVEL, REFER ARCHITECT'S PLANS FOR DETAILS
- EXTENT OF PROPOSED BUILDING, REFER ARCHITECT'S PLANS FOR DETAILS
- EXTENT OF LANDSCAPING AREA, REFER TO ARCHITECT'S PLANS FOR DETAILS

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

LEVEL DATUM

PM104.339
LEVEL DATUM RL.12.484 AHD DERIVED

AMENDMENTS			
Rev:	Date:	Description:	By: Appd:
A	20.03.25	PRELIMINARY	NP PP

IN ASSOCIATION WITH

CAPRICORN ENGINEERING AND DRAFTING SERVICES
BROWNS EXPRESS - COMMERCIAL SHEDS
151-159 ALEXANDRA STREET, KAWANA
PRELIMINARY CIVIL ENGINEERING

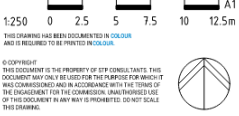


BRISBANE
CAIRNS
ROCKHAMPTON

TOWNSVILLE
MACKAY
WHITSUNDAYS

www.stpconsultants.com.au 07 3539 8300

Design:	PP
Drawn:	NP
Approved:	
RPEQ No:	13231



CIVIL		
Job No:	Drawing No:	Rev:
STP24-1312	C101	A
NOT FOR CONSTRUCTION		

BRISBANE

Level 3, 451 St Pauls Terrace
Fortitude Valley QLD 4006
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E. trevor@stpconsultants.com.au

TOWNSVILLE

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Townsville QLD 4810
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CAIRNS

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MACKAY

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E. brian@stpconsultants.com.au

ROCKHAMPTON

Level 3, 36 East Street
Rockhampton QLD 4700
P. 07 3539 8344
E. cameron@stpconsultants.com.au

WHITSUNDAYS

230 Shute Harbour Road
Cannonvale QLD 4802
P. 07 3539 8399
E. brian@stpconsultants.com.au

REFER TO LANDSCAPING
& CARPARKING CALLOUTS
FOR ADDITIONAL DETAILS.

ROAD

NEW CONCRETE

CONCRETE HARDSTAND

COMPACTED EARTH / GRAVEL

LANDSCAPING - GRASS

LANDSCAPING - PLANTS
REFER TO LANDSCAPING LEGEND

BUILDING

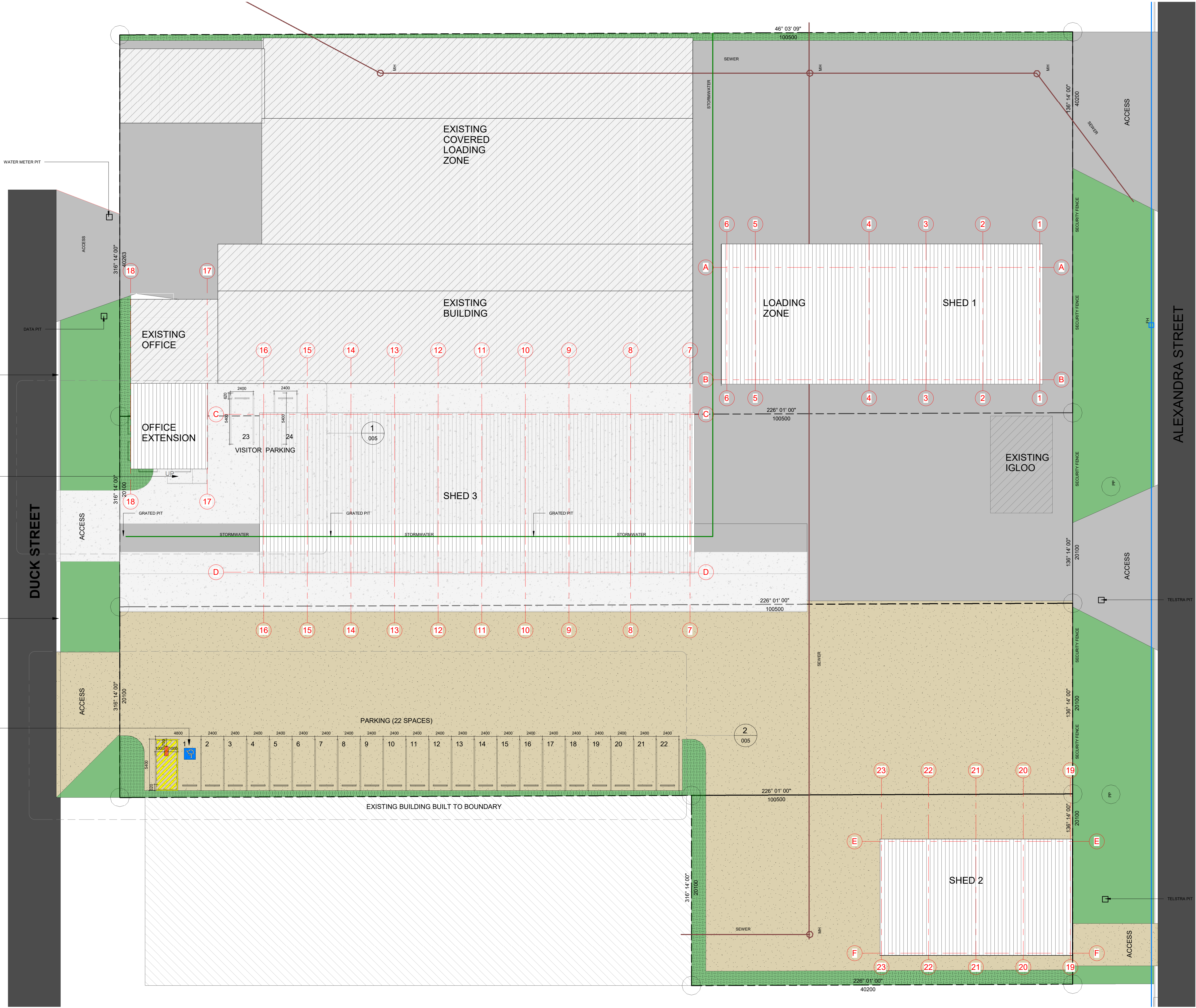
EXISTING

KERB & CHANNEL TO MATCH
EXISTING REFER TO CIVIL
ENGINEERING FOR DETAILS

ACCESS RAMP & HANDRAILS TO BE
INSTALLED IN COMPLIANCE WITH
AS1428.1

KERB & CHANNEL TO MATCH
EXISTING REFER TO CIVIL
ENGINEERING FOR DETAILS

REFER TO AS 2890.6 FOR
CARPARKING REQUIREMENTS



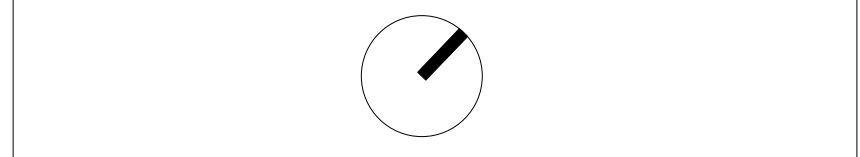
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SUFF	REVISION	DATE	INIT
A	DEVELOPMENT APPROVAL	17/09/24	ECB
B	DEVELOPMENT APPROVAL	30/09/24	KTL
C	ADDITIONAL LANDSCAPE	27/03/25	KTL



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QBCC 1126594 QBCC 1126593



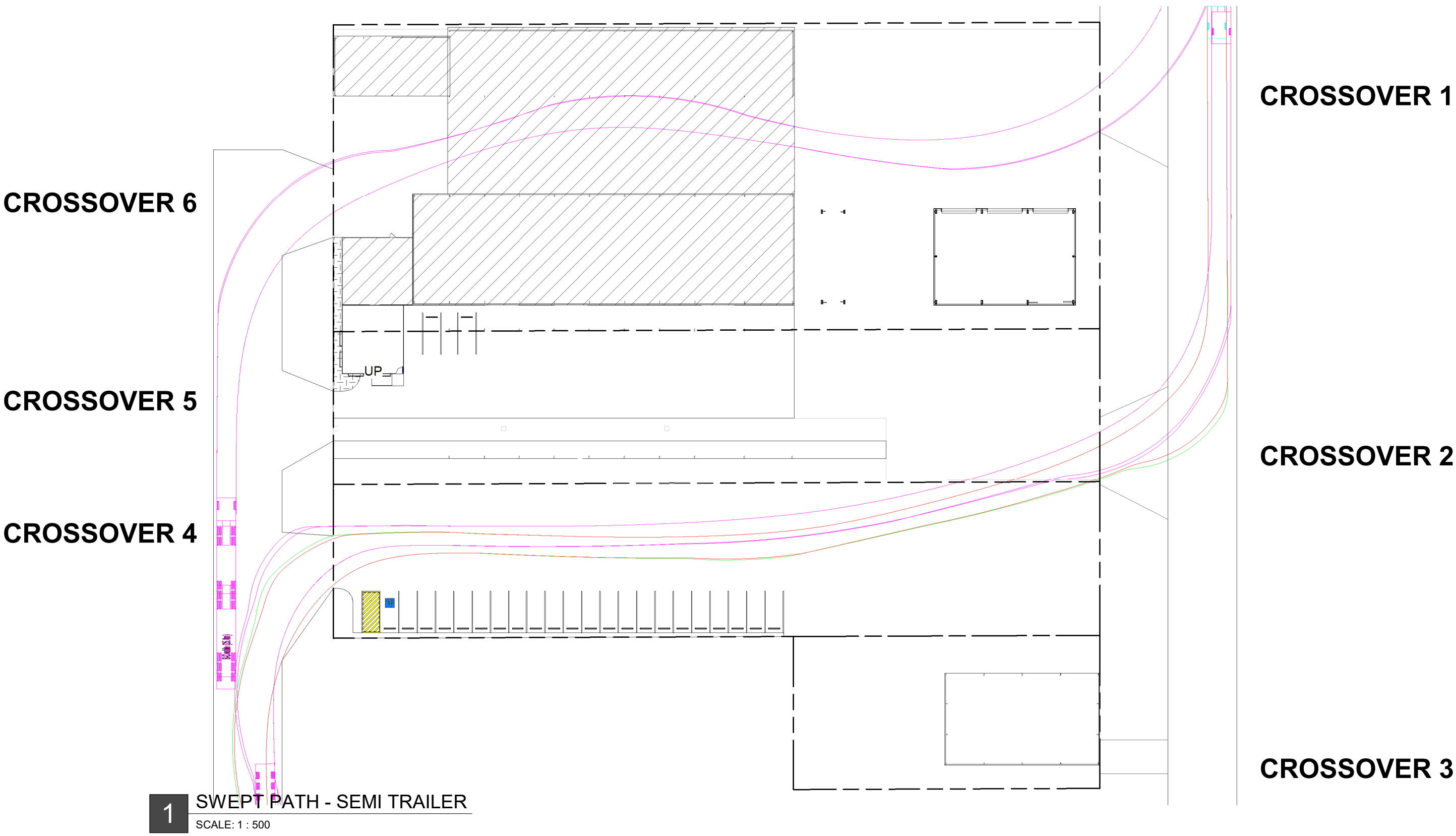
PROPOSED
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ADDRESS
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LANDSCAPING & CARPARKING PLAN

DRAWN BY:	DRAWING	DATE:
ECB	KTL	26/08/24
SCALE:	PROJECT STATUS:	
As indicated	DA APPROVAL	
DRAWING No.	SHEET No.	REVISION
D24-026-C	004	C

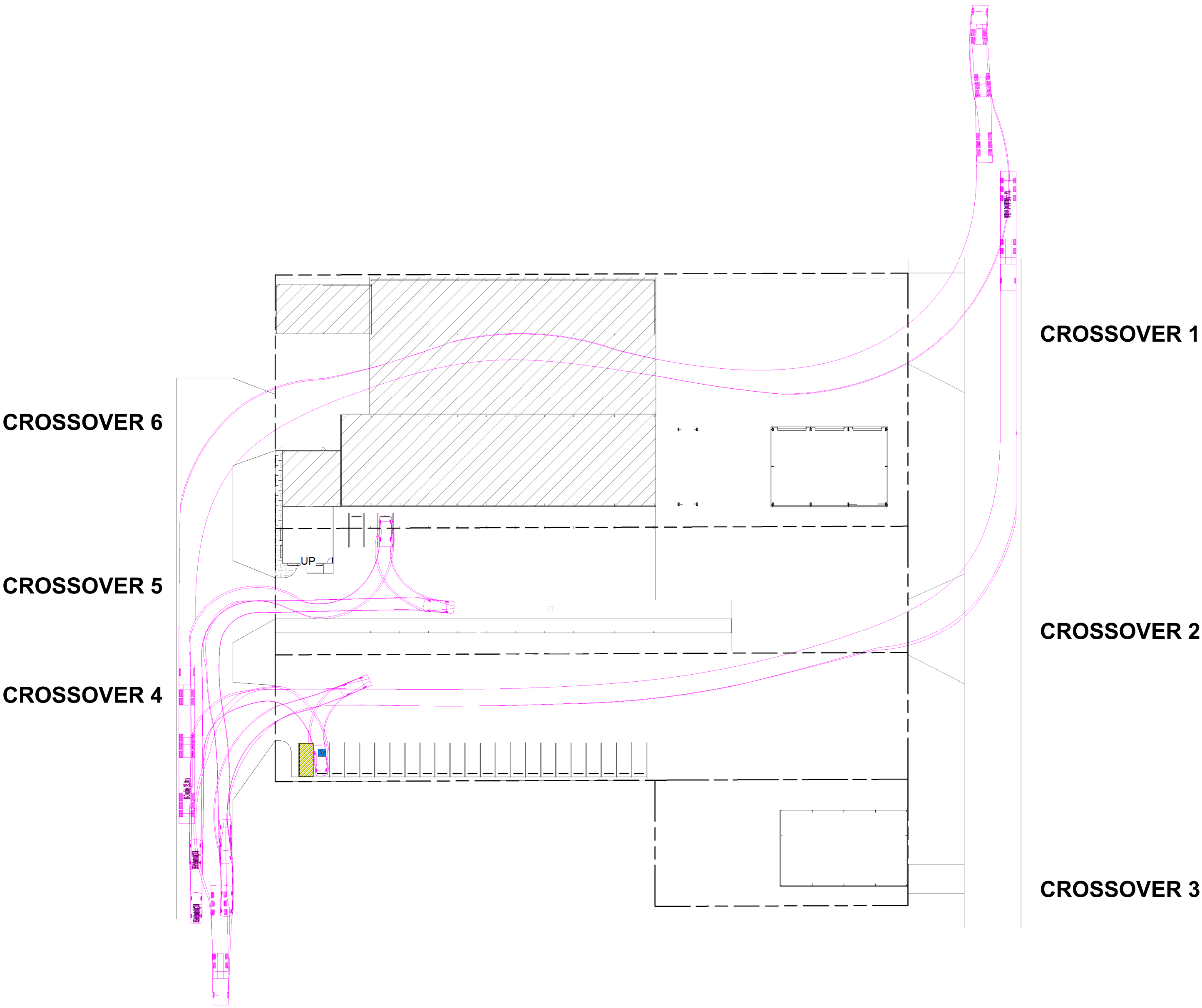
FOR DA APPROVAL



CROSSOVER 1

CROSSOVER 2

CROSSOVER 3



CROSSOVER 1

CROSSOVER 2

CROSSOVER 3

SWEPT PATH DETAILS	
CROSSOVER 1 -	B DOUBLE EXIT SEMI TRAILER EXIT
CROSSOVER 2 -	RIGID TRUCK ENTRANCE SEMI TRAILER ENTRANCE B DOUBLE ENTRANCE FOR TRAILER REPAIR
CROSSOVER 3 -	REMOVED
CROSSOVER 4 -	STAFF ENTRANCE STAFF EXIT B DOUBLE EXIT FROM WORKSHOP SEMI EXIT
CROSSOVER 5 -	STAFF ENTRANCE STAFF EXIT B DOUBLE EXIT FROM WORKSHOP SEMI EXIT FROM WORKSHOP
CROSSOVER 6 -	B DOUBLE ENTRANCE SEMI ENTRANCE

SWEPT PATH DETAILS
SCALE: 1 : 500

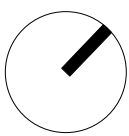
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A	DA RFI	02/04/25	CTL



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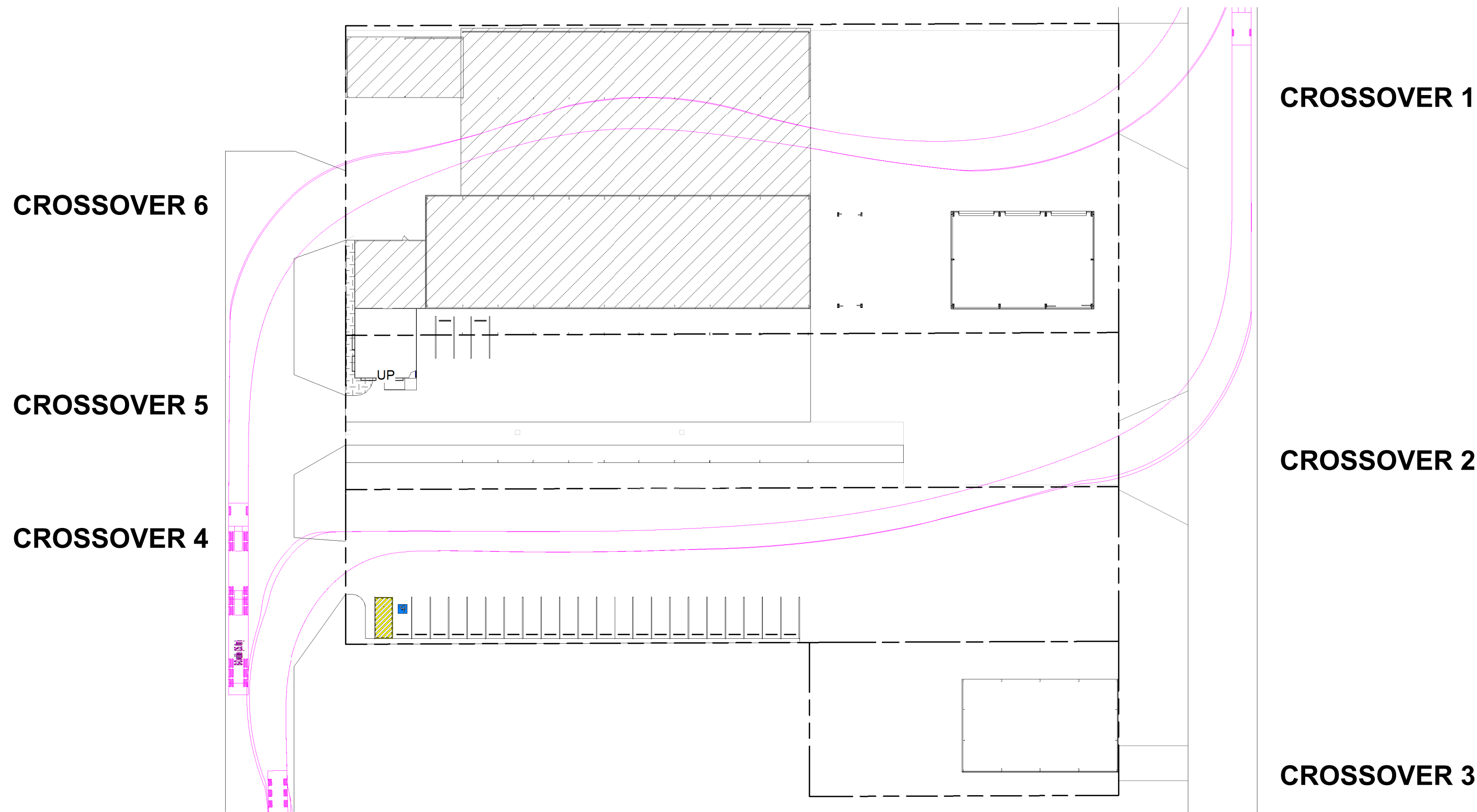
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BROWNS EXPRESS - COMMERCIAL SHED

ADDRESS
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TURNING CIRCLES

DRAWN BY:		DRAWING		DATE:	
KTL		KTL		02/04/25	
SCALE:		PROJECT STATUS:			
1 : 500		DA APPROVAL			
DRAWING No.		SHEET No.		REVISION	
D24-026-C		007		A	



1 SWEPT PATH - B-DOUBLE
SCALE: 1 : 500

SWEPT PATH DETAILS	
CROSSOVER 1 -	B DOUBLE EXIT SEMI TRAILER EXIT
CROSSOVER 2 -	RIGID TRUCK ENTRANCE SEMI TRAILER ENTRANCE B DOUBLE ENTRANCE FOR TRAILER REPAIR
CROSSOVER 3 -	REMOVED
CROSSOVER 4 -	STAFF ENTRANCE STAFF EXIT B DOUBLE EXIT FROM WORKSHOP SEMI EXIT
CROSSOVER 5 -	STAFF ENTRANCE STAFF EXIT B DOUBLE EXIT FROM WORKSHOP SEMI EXIT FROM WORKSHOP
CROSSOVER 6 -	B DOUBLE ENTRANCE SEMI ENTRANCE

SWEPT PATH DETAILS

SCALE: 1 : 500

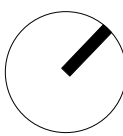
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PROPOSED

BROWNS EXPRESS - COMMERCIAL
SHED

ADDRESS

151-159 ALEXANDRA STREET

TURNING CIRCLES

DRAWN BY:	DRAWING	DATE:
KTL	KTL	02/04/25
SCALE:	PROJECT STATUS:	
1 : 500	DA APPROVAL	
DRAWING No.	SHEET No.	REVISION
D24-026-C	008	A

02 May 2025

Our reference: D/63-2024
Enquiries to: Aidan Murray
Telephone: 07 4936 8099

Steven Brown Pty Ltd Atf The Steven Brown Trust
T/A Brown's Express
C/- Elaine Bayles (CEADS)
PO BOX 1734
YEPPOON QLD 4703

Dear Sir/Madam

AMENDED FURTHER ADVICE ABOUT AN APPLICATION – DEVELOPMENT APPLICATION D/63-2024 FOR MATERIAL CHANGE OF USE FOR A TRANSPORT DEPOT AND WAREHOUSE (EXISTING BUILDINGS, NEW SHED STRUCTURES & EXTENSION TO OFFICE) – SITUATED AT 151, 157 AND 159 ALEXANDRA STREET, KAWANA – DESCRIBED AS LOT LOTS 1, 2 AND 3 ON RP607350 AND LOT 8 ON RP601940

Council refers to your application received by Council on 29 May 2024.

Council officers have undertaken a detailed assessment of the subject development application. In accordance with section 35 of the *Development Assessment Rules*, Council gives further advice about the application, as detailed below:

1. The assumed pre-development fraction impervious of 0.9 does not reflect the actual pre-development scenario for the subject site. It is acknowledged that it is appropriate for a fraction impervious of 0.9 to be adopted for an industrial subdivision when designing the associated stormwater infrastructure however it is unlikely that the existing stormwater network in the vicinity has been designed with this scenario in mind. As such, please provide further details regarding the increase in runoff resulting from the proposal based on the actual site conditions rather than an assumed pre-development design scenario. Unless the consultant can adequately demonstrate (via hydrographs) that the increase in runoff can be adequately managed by the downstream infrastructure while taking into consideration the large upstream catchment, it will be necessary to detain the runoff to pre-development conditions.
2. The discharge point for the proposed stormwater infrastructure needs to cross a portion of the adjacent privately-owned lot prior to entering the existing easement. As such, it is necessary to include the adjacent lot (Lot 101 SP296875) in the application, or alternatively, adjust the easement such that it forms part of the common boundary between the lots. Please note that written owner's consent from the owner of Lot 101 SP296875 will be required as part of this change.
3. The submitted plans show Lots 2 and 3 on SP607350 being a compacted gravel surface. These lots contain the light vehicle parking and manoeuvring area and must be sealed in accordance with Council requirements and was previously highlighted in Advisory Note 2 of Council's Information Request dated 5 July 2024. Please amend the drawings and SMP (impervious ratio) to reflect this requirement.

Should you have any queries regarding the above, please contact Aidan Murray on 07 4936 8099.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Aidan Murray', written in a cursive style.

Aidan Murray
Senior Planning Officer
Planning and Regulatory Services

Notice of intention to commence public notification
Section 17.2 of the Development Assessment Rules

D/63-2024	[application reference number]
Steven Brown Pty Ltd atf The Steven Brown Trust	[applicant name]
C/- Capricorn Survey Group (CQ) Pty Ltd – PO Box 1391, Rockhampton QLD 4700 reception@csgcq.com.au	[contact address/email address]
(07) 4927 5199	[contact number]
11 November 2025	[notice date]
Aidan Murray	[assessment manager's name]
Rockhampton Regional Council PO Box 1860, Rockhampton QLD 4700	[assessment manager's address]

RE: Application for:

[details of proposed development]

**Development Permit for Material Change of Use for a Transport Depot and Warehouse
(existing buildings, new shed structures and extension to office)**

[street address]

151, 157 and 159 Alexandra Street, Kawana

[real property description]

Lots 1, 2 and 3 on RP607350 and Lot 8 on RP601940

Dear

[sir/madam/name]

Aidan

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

[insert intended date of commencement]

17th November 2025

At this time, I can advise that I intend to: [provide details below if known]

☒ Publish a notice in:

[insert name of the newspaper]

CQ Today

on

[intended date for publishing]

15th November 2025

and

☒ Place notice on the premises in the way prescribed under the Development Assessment Rules

[intended date notice to be erected]

14th November 2025

and

☒ Notify the owners of all lots adjoining the premises the subject of the application

[intended date owners to be notified]

13th November 2025

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

[applicant name, signature and date]

Madison Day



11th November 2025