DD

ROCKHAMPTON MEDICAL CENTRE

90-94 HIGH STREET,ROCKHAMPTON, QLD, 4700

FOR

S.PRASAD

ARTISTS IMPRESSION ONLY

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

23 May 2024

DATE

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

Development Permit No.: **D/71-2021**

Dated: **30 August 2023**

RAUNIK design group ARCHITECTS
architects master planners interior designers

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Member Australian Institute of Architects
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QLD 2843 **NSW** 11433 **WA** 3214 **VIC** 18521 **TAS** 1176 **NZ** 5972

DRAWING LIST

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DEVELOPMENT SUMMARY		AREA (m2)
SITE USAGE	SITE AREA	2800
	BUILDING FOOTPRINT	852.6
	EXTERNAL PATHWAYS	253.7
	PARKING	1152.4
	LANDSCAPING	413.4
	PLANT / EQUIP	58
	SERVICES / CIVIL	69.8
	S/TOTAL	2799.9
PARKING	REQUIRED	28
	PROVIDED	34

GFA AREA CALCULATION		
ITEM	LOCATION	AREA (m2)
A	**GROUND FLR LEVEL**	
1	EMERGENCY	145.60
2	MEDICAL CONSULTANTS	167.2
3	PATHOLOGY	19
4	PHARMACY	193.2
5	RADIOLOGY	218
6	STORES	11.6
	S/TOTAL	**754.60**
	EXCLUDED FROM CALC.	
7	AMENITIES / CIRCULATION	31.9
8	LIFT LOBBY	17.7
	S/TOTAL	49.60
B	**FIRST FLR LEVEL**	
9	TRAINING RM / STORE	94.8
	S/TOTAL	**94.8**
	EXCLUDED FROM CALC.	
10	LUNCH RM / BREAK OUT AREA	81.4
11	STAFF RESIDENCE	166.4
12	CIRCULATION	10.5
	S/TOTAL	258.3
C	**GFA SUMMARY**	
	GROUND FLR GFA	754.6
	FIRST FLR GFA	94.8
	TOTAL GFA	**849.4**

PROPOSED COLORBOND FENCE 1.8m MAX HEIGHT

150 HIGH KERB WITH 100mm SLOTS AT 5m INTERVALS MAX

EXISTING SEWER TO BE DIVERTED & ABANDONED

PROPOSED 10,000L RAINWATER COLLECTION TANK DISCHARGE TO LANDSCAPED AREA

PROPOSED 10,000L RAINWATER COLLECTION TANK DISCHARGE TO LANDSCAPED AREA

STORMWATER INFILTRATION TRENCH, REFER STORMWATER MANAGEMENT PLAN

PROPOSED 1050 DIA. M.H

INSTALL NEW MANHOLE OVER EXIST. SEWER FINAL CUT IN BY R.E.W. OR UNDER THEIR SUPERVISION AS PRIVATE WORKS. CONTRACTOR TO PAY ALL ASSOCIATED FEES.

LANDSCAPED AREA

INSTALL NEW MANHOLE OVER EXIST. SEWER FINAL CUT IN BY R.E.W. OR UNDER THEIR SUPERVISION AS PRIVATE WORKS. CONTRACTOR TO PAY ALL ASSOCIATED FEES.

BIN REFUSE

BIN STORAGE

GATE

FENCE

NO STANDING ZONE

ELEC. EQ.

Ex. MH3 DEPTH 2.944m

EX. SEWER

SITE BOUNDARY 60200 - 90° 00' 00"

EXISTING COLORBOND FENCE TO REMAIN

SITE BOUNDARY 46500 - 0° 00' 00"

WALKWAY

U-SOUND 2 10.9 m²

U-SOUND 1 10.9 m²

X-RAY 1 10.7 m²

SUPPLIES

STERILISATION

WMU DRY

PWD

CH 4

CH 3

CH 2

CH 1

OBS. RM. 7.8 m²

CT ROOM 37.1 m²

DK RM

ST. RM

SHARED WALKWAY

RADIOLOGY 218.0 m²

KITCHEN

C 1 9.7 m²

RECEP.

AMB. ST.

BALUSTRADE 1m HIGH

STORMWATER INFILTRATION TRENCH

LANDSCAPE AREA

PHARMACY 193.2 m²

PATHOLOGY 19.0 m²

MEDICAL CONSULTANTS 167.2 m²

LIFT

LOBBY 17.7 m²

RECEP.

6.8 m²

ST. 2.7 m²

ST. 6.7 m²

M

F

U/DIS.

31.9 m² AM/CIRC

CLN. 2.2 m²

C 1 10.0 m²

C 2 10.0 m²

C 3 10.0 m²

C 4 10.0 m²

C 5 10.0 m²

C 6 10.0 m²

T 5

T 6

T 7

T 8

T 4

T 3

T 2

T 1

HANDWASH STATION

NURSE STN

EMERGENCY 145.6 m²

PRACTICE MANAGER

MECH. EQ.

361.2 m²

LANDSCAPED AREA

LOT 01 ADDRESS 94 RP605736

LOT 02 ADDRESS 94 RP605736

LOT 03 ADDRESS 94 RP605736

LEFT ONLY

EXIT ONLY

LEFT TURN ONLY SIGN

EXIT ONLY SIGN

NO EXIT

NO EXIT SIGN

ENTRY ONLY

ENTRY ONLY SIGN

EXISTING ELECTRICAL POLE 1000mm CLEAR OF PROPOSED ACCESS

CROSSOVER AS PER CMDG STANDARD DRAWING 12-042

CROSSOVER AS PER CMDG STANDARD DRAWING 12-042

EXISTING CONCRETE PATH

EXISTING KERB AND GUTTER

HIGH STREET

SHADE TREE

2,600 TYPICAL

2,400 2.4m (min)

1,200

2,600 2.4m (min)

PWD bay to comply with AS2890.6

BOLLARD

SHARED SPACE

EMERGENCY VEHICLES ONLY

GARDEN

WALKWAY

EX. MH 2

EX. SEWER

PROP. SEWER / 150 DIA. UPVC 1:40 T.B.C.

BALUSTRADE 1m HIGH

EX.MH1 - DEPTH 1.521m

SITE BOUNDARY 60200 - 90° 00' 00"

EXISTING COLORBOND FENCE TO REMAIN

PROPOSED PYLON SIGNAGE REFER DD-07 FOR DETAILS

NO FENCE TO FRONT BOUNDARY

ENTRY ONLY SIGN

13,600

30,500

2,400

1,500

5,800

6,000

5,400

5,250

1,200

48,950

6,000

S-03 300

ØD-03 7

1:200@A3

LEVEL 1 GROUND / SITE PLAN

RAUNIK design group ARCHITECTS

ROCKHAMPTON REGIONAL COUNCIL

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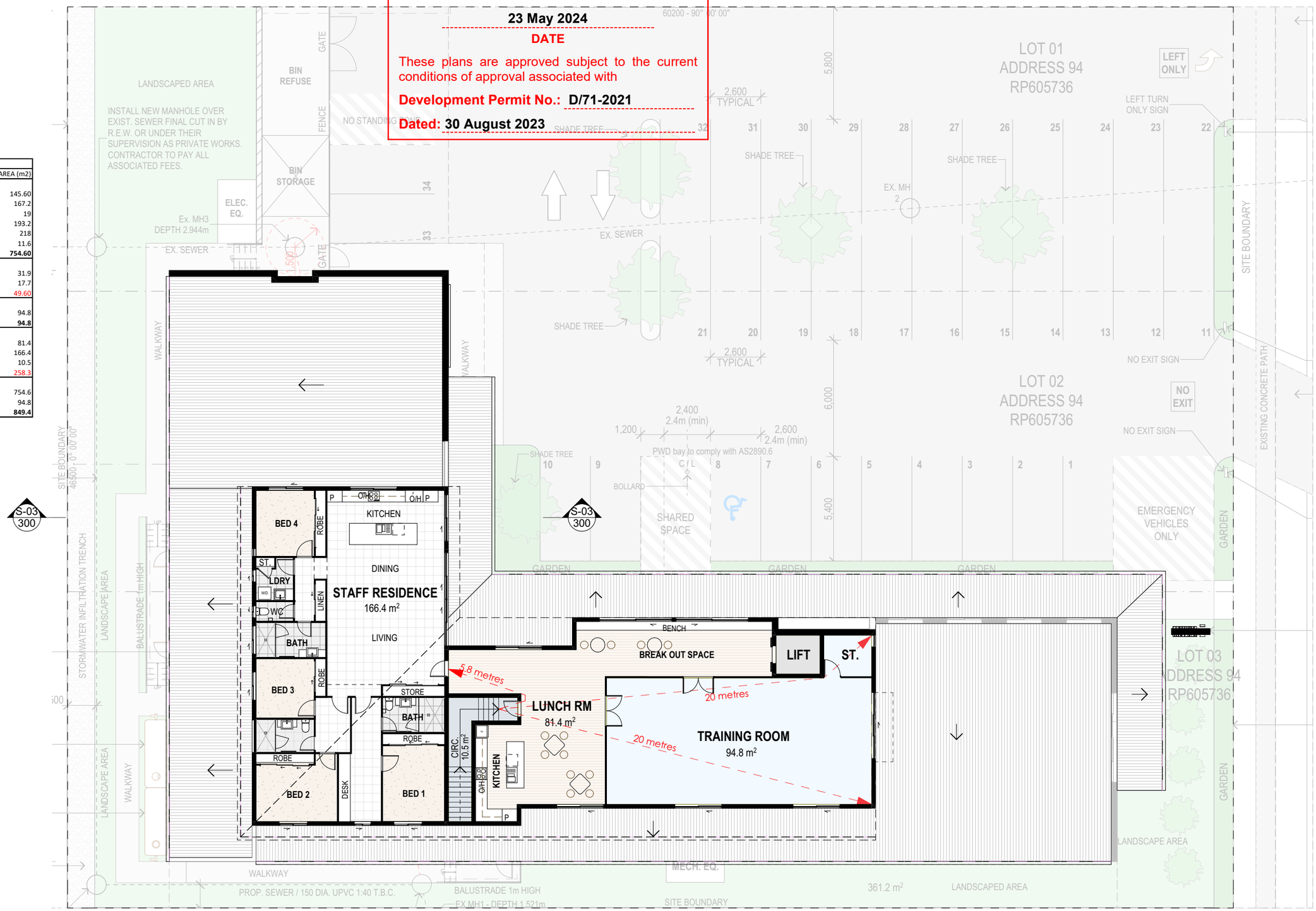
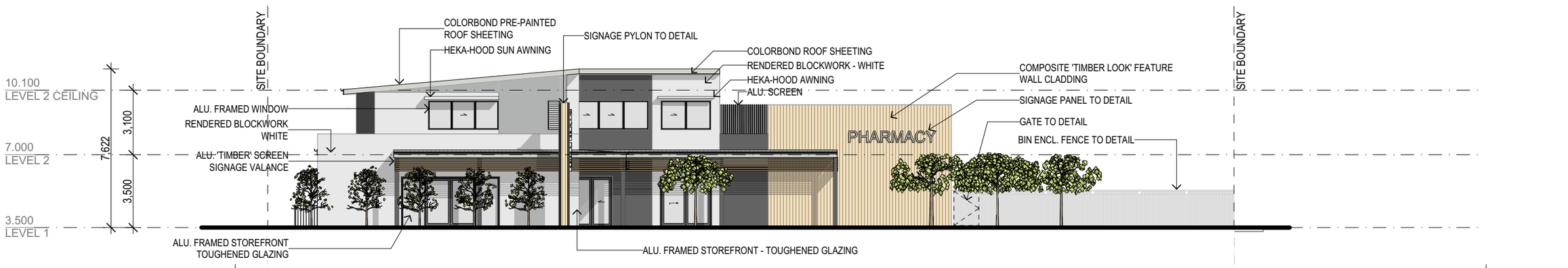


RAUNIK design group ARCHITECTS

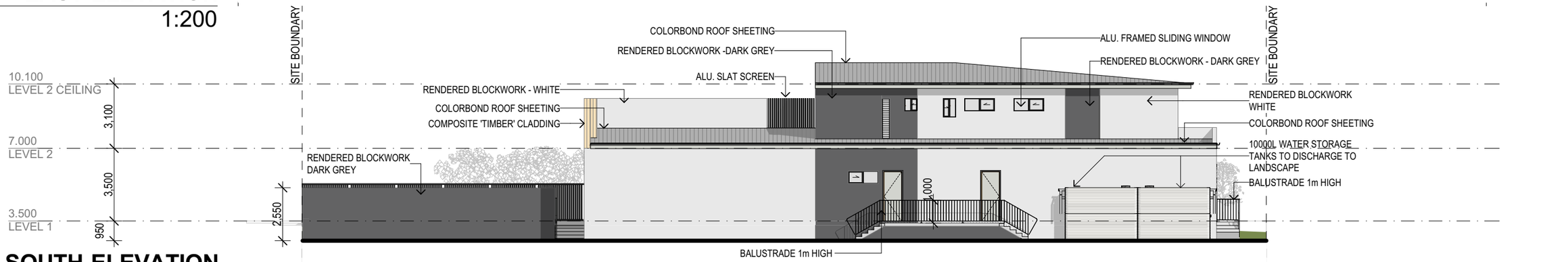
1:200@A3

LEVEL 2



1 **NORTH ELEVATION**
1:200

2 **EAST ELEVATION**
1:200



3 **SOUTH ELEVATION**
1:200

4 **WEST ELEVATION**
1:200

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RAUNIK design group ARCHITECTS

1:200@A3
ELEVATIONS

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@A3

3D VIEW - NORTH WEST

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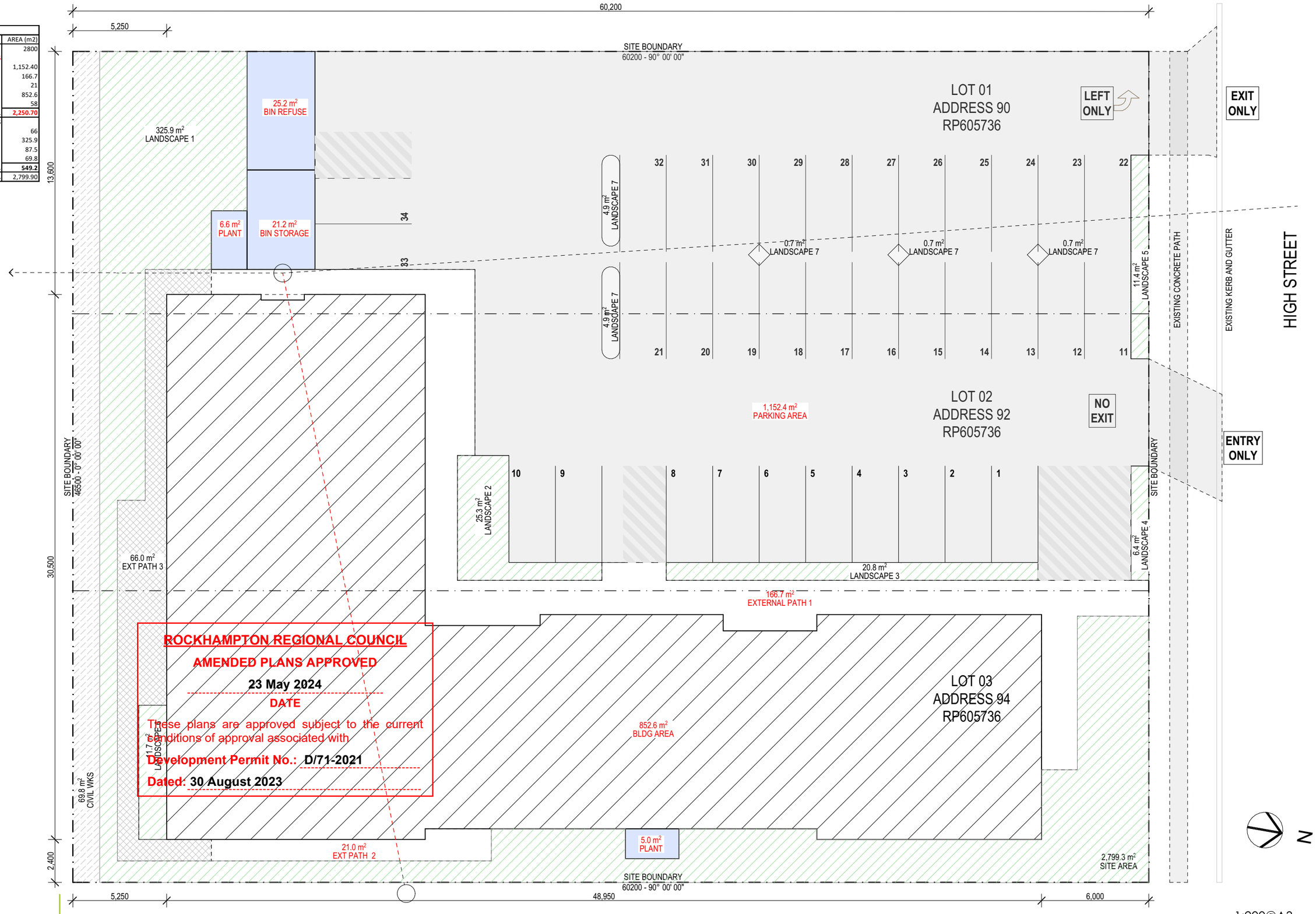
RAUNIK design group ARCHITECTS

@A3

3D VIEW - NORTH EAST

SITE AREA SUMMARY		
ITEM	LOCATION	AREA (m2)
	TOTAL SITE AREA	2800
	IMPERVIOUS	
1	PARKING AREA	1,152.40
2	EXT. PATHWAYS 1	166.7
3	EXT. PATHWAYS 2	21
4	BUILDING AREA	852.6
5	PLANT & EQUIPMENT	58
	S/TOTAL	**2,250.70**
	PERVIOUS	
6	EXT. PATHWAYS 3	66
7	LANDSCAPE 1	325.9
8	LANDSCAPE 2 - 7	87.5
9	STORMWATER / CIVIL WKS	69.8
	S/TOTAL	**549.2**
	TOTAL SITE AREA	2,799.90



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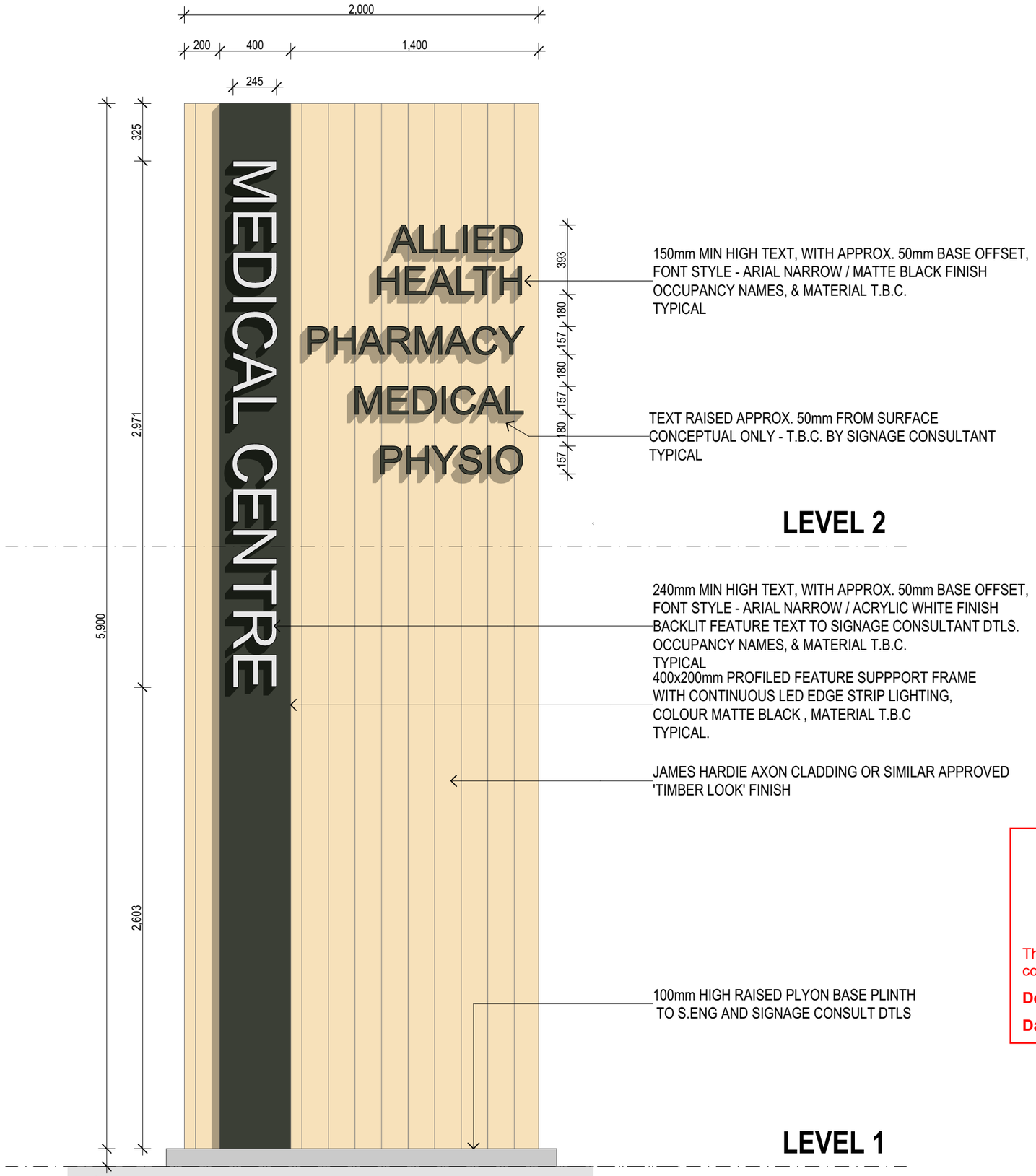
RAUNIK design group ARCHITECTS

1:200@A3

SITE AREA SUMMARY



1 DETAIL 1:25

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RAUNIK design group ARCHITECTS

1:25@A3

SIGNAGE PYLON CONCEPT

SITE BOUNDARY
60200 - 90° 00' 00"

EXISTING COLORBOND FENCE TO REMAIN

GARDEN

EXISTING ELECTRICAL POLE
1000mm CLEAR OF
PROPOSED ACCESS

CROSSOVER AS PER
CMDG STANDARD DRAWING
12-042

BIN REFUSE

GATE

LOADING AND REFUSE
AREA

1.5% MIN

6200

7000

FALL

LOT 01
ADDRESS 90
RP605736

LANDSCAPED AREA
339.7m2

FENCE

NO STANDING ZONE

BIN STORAGE

34

SEWER

MH

SEWER

33

GATE

GARDEN

32 31 30 29 28 27 26 25 24 23 22

MH

SEWER

GARDEN

GARDEN

21 20 19 18 17 16 15 14 13 12 11

GARDEN

SITE BOUNDARY
46500 - 0° 00' 00"

EXISTING KERB AND GUTTER

EXISTING CONCRETE PATH

2600
TYP

6000

1.0% MIN

FALL

LOT 02
ADDRESS 92
RP605736

CROSSOVER AS PER
CMDG STANDARD DRAWING
12-042

WALKWAY

SHARED WALKWAY

SEWER

PHYSIO
144.00 m²

UP

ENTRY

WALKWAY

10 9 8 7

5400
TYP

6 5 4 3 2 1

GARDEN

ENTRY

GARDEN

GARDEN

GARDEN

HIGH STREET

LANDSCAPED AREA

MH

WALKWAY

ENTRY

ENTRY

MEDICAL CONSULTANTS
264.95 m²

ENTRY

LOBBY
19.11 m²

ENTRY

UP

UNISEX DIS.

AIRLOCK

F'MALE AMEN.

MALE AMEN.

CLN

PHARMACY
257.39 m²

ALLIED HEALTH
99.19 m²

LOT 03
ADDRESS 94
RP605736

LANDSCAPED AREA
339.7m2

GARDEN

NO FENCE TO
FRONT BOUNDARY

Single Unit Truck/Bus (12.5 m)

SITE BOUNDARY
60200 - 90° 00' 00"

PROPOSED COLORBOND FENCE

ROCKHAMPTON REGIONAL COUNCIL

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DRAFT ISSUE
NOT FOR CONSTRUCTION

SCALE
0 1 2 3 4
DESCRIPTION
1:200

REV	REVISION	DATE
A	FOR INFORMATION ONLY	15/12/2021
B	FOR INFORMATION ONLY - AMENDED CROSSOVER LAYOUTS	20/07/2022

DILEIGH
CIVIL / STRUCTURAL DESIGN & PROJECT MANAGEMENT

ACN 121 309 171
47 Normanby Street
Yeppoon, Queensland 4703

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

Drawn by	CER
Checked by	GJB
Approved	
RPEQ	Sign
7682	

S PRASAD
CONCEPT PROPOSED MEDICAL AND PHARMACY
90-94 HIGH STREET, ROCKHAMPTON, 4700
VEHICLE SWEPT PATH
REFUSE TRUCK

D21.546-01

SHEET 1 OF 01

A B

S:\DATA\2021\D21.546_PRASAD 90-94 High Street Development\C Drawings\D21-546 Prasad_RVT22 - Floor Plan - PROPOSED SITE PLAN.dwg, 01, 20/07/2022 2:20:12 PM, AshleighD, ISO full bleed A3 (420.00 x 297.00 MM), 1:1

2021

DILEIGH
CIVIL / STRUCTURAL DESIGN & PROJECT MANAGEMENT

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PROPOSED MEDICAL SUITES & PHARMACY
90 – 94 HIGH STREET
BERSERKER

STORMWATER MANAGEMENT REPORT

FOR DR. S. PRASAD

Table of Contents

Document Status					
Rev No.	**Author**	**Reviewer**	**Approved For Issue**		
			Name	**Signature**	**Date**
A	G Brown	A Doherty	Glenn Brown *RPEQ 7682*		06.12.2021
B	G Brown	A Doherty	Glenn Brown *RPEQ 7682*		13.05.2022

1. Introduction

This report was prepared for Dr. Prasad in support of their material change of use application for the site located at 90 – 94 High Street Berserker. This report should be read in conjunction with the overall application relating to this project. The proponent is seeking approval to develop the sites with a proposed pharmacy, medical suites, and other similar type offices with associated, landscaping, access and parking.

The land subject to this application is described as Lots 1, 2 & 3 on RP605736 which has a total area of 2,799.3m^2.

2. Existing Stormwater Conditions

The following existing conditions were reviewed and assessed to ensure the post development conditions do not exceed or are mitigated back to those currently generated by the sites.

2.1 Internal Catchments

The natural surface levels on the site fall from the front property boundary towards the rear property boundary. Arbitrary spot levels taken on Lot 2 indicate the fall to be in the vicinity of 670mm to 850mm, refer attached site plan.

Lots 1 & 3 are currently occupied by residential dwellings while Lot 2 is currently vacant but had in the past been occupied with a residential style dwelling. Based on the existing residence and others in the area we have allowed approximately 180m2 for the residence and driveways (impervious areas) for each of the three allotments under consideration.

From QUDM Figure 4.4 a time of concentration of 16 minutes was adopted for the site being 60m of sheet flow across average grass at approximately 1.3% fall

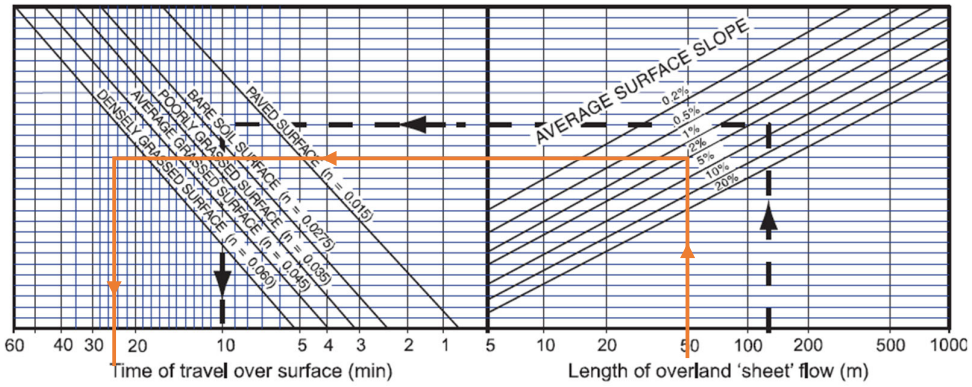


Figure 4.4 – Overland sheet flow times (shallow sheet flow only) (source: ARR, 1977)

The pre-developed site discharge was then calculated using the modified rational method and the results tabulated below.

PRE DEVELOPED						TC=	16	min		
Development Area		0.27993	ha							
	F	C	I	A	Q					
	sq kms	co eff	mm/hr	sq kms	m3/sec			Fi	0.193	
Q2	0.278	0.603198478	89.1	0.00280	0.0418			$^1I_{10}$	65.60	mm/hr
Q5	0.278	0.674163005	118.0	0.00280	0.0619			C_{10}	0.710	
Q10	0.278	0.709645268	139.0	0.00280	0.0768			From QUDM T4.5.4		
Q20	0.278	0.745127532	160.0	0.00280	0.0928					
Q50	0.278	0.816092059	189.0	0.00280	0.1200					
Q100	0.278	0.851574322	212.0	0.00280	**0.1405**					

Table 2.1: Pre-Developed Site Discharge

2.2 External catchments

The site has no external catchments for events below the 1% AEP with natural falls from the front property boundary to the kerb and channel in High Street with the road reserve expected to contain storm events up to and including the 1% AEP.

The adjoining allotment to the west currently occupied by Relationships Australia directs site runoff to High Street or the detention basin in the rear southwest corner of the allotment with all site flows up to and including the 1% AEP contained within the site.

The adjoining allotments to the east and south fall away from the proposed development site.

2.3 Lawful Point of Discharge

Existing conditions show that the site discharges lawfully to the southern boundary, generally as sheet flow. The proposed design will aim to mitigate flows and replicate existing flow conditions as near as possible to ensure no actionable nuisance is caused to the downstream properties. As per QUDM 2016 no easement is proposed downstream as no change in flow regime is expected.

3. Post Developed Site Flows and Management

3.1 Post Developed Flows

The proposed development of the site increases the fraction impervious to a value of 0.781 as per the table below. Based on this value, a C_{10} value of 0.845 (From QUDM Table 4.5.3) was adopted.

Total site area	2,799.3 m^2
Proposed concrete parking, access and paths	1,395.0 m^2
Proposed roof area	790.0 m^2
Total Impervious Area	*2,185.0 m^2*
Fraction Impervious (Total Impervious/Site Area)	**0.781**

Table 3.1: Total Site Impervious Area

From QUDM Figure 4.4 a time of concentration of 13 minutes was adopted for the site being

Medium	Length (m)	Grade (%)	T_c (min)
Concrete Carpark	40	1.5	5
Grass Buffer	15	2	9
Total			**14**

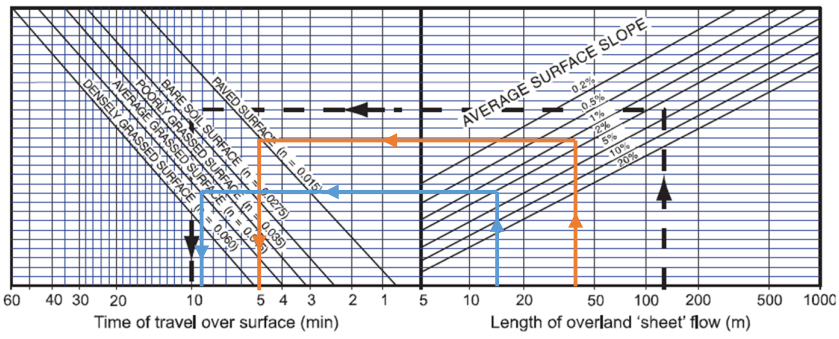


Figure 4.4 – Overland sheet flow times (shallow sheet flow only) (source: ARR, 1977)

Based on these revised figures, the following discharges from site were calculated:

POST DEVELOPED					TC=	13 min		
Development Area		0.27993 ha						
	F	C	I	A	Q			
AreaA	sq kms	co eff	mm/hr	sq kms	m3/sec	Fi	0.781	
Q2	0.278	0.71836736	97.4	0.00280	0.0545	$^1I_{10}$	65.60	mm/hr
Q5	0.278	0.802881167	129.0	0.00280	0.0806	C_{10}	0.845	
Q10	0.278	0.84513807	152.0	0.00280	0.1000	From QUDM T4.5.3		
Q20	0.278	0.887394974	175.0	0.00280	0.1209			
Q50	0.278	0.971908781	206.0	0.00280	0.1558			
Q100	0.278	1	231.0	0.00280	**0.1798**			

Table 3.2: Post-Developed Full Site Discharge

When compared with the pre-developed total site flows, we note an increase in flow for all recurrence intervals. Refer table below:

COMPARING PRE-TREATMENT FLOWS			
EVENT ARI	PRE-DEV	POST -DEV	CHANGE
Q2	0.0418	0.0545	30.19%
Q5	0.0619	0.0806	30.19%
Q10	0.0768	0.1000	30.23%
Q20	0.0928	0.1209	30.26%
Q50	0.1200	0.1558	29.81%
Q100	0.1405	0.1798	27.95%

Table 3.3: Site Discharge Comparison

3.2 Discharge Flow Management

Based on the increase of pervious areas and resulting increase in site runoff, stormwater detention is required.

The following strategies are proposed for the minor (20% AEP) and major (1% AEP) storm events.

3.2.1 Minor (20% AEP) Storm Management

Flows from the carpark and landscaped areas will travel overland as sheet flow to the rear of the site. At this point it is proposed to mitigate the increase in discharge utilising a portion of the lower landscaped area to the rear of the proposed development. A 150mm high kerb to the perimeter of the landscaping will act as a high flow discharge weir with 9 x 100 diameter outlets evenly spaced as low flow discharge. The low flow discharge outlets have been designed to have the same IL to replicate the existing flow conditions, spreading the discharge across a greater length. Flows will then travel across 1.5m of embedded gravel which will act to spread the flows further and dissipate the energy prior to crossing the boundary into the neighbouring land at pre-development rates.

We note at this level of event we do not expect the weir to overtop with all flows through the low flow outlet pipes.

Roof water will be captured in a number of rainwater tanks at the rear of the building. These tanks with a combined total volume of 20,000L will collect all roof water runoff before discharging to ground surface and into the overland flow and detention system along the rear boundary as described above.

3.2.2 Major (1% AEP) Storm Management

Flow management will be similar to that of the minor storm event however in this event the weir will overtop after the required detention is provided to reduce flows back to pre-development levels. As with the minor event the weir will overtop onto a gravel buffer prior to discharge to the neighbouring properties.

As with the minor storm event roof water will be captured in a number of rainwater tanks at the rear of the building. These tanks with a combined total volume of 20,000L will collect all roof water runoff before discharging to ground surface and into the overland flow and detention system along the rear boundary as described above.

Refer to plan D21546-SW-01 in Appendix A for preliminary layout.

3.2.3 Flow Management Outcomes

With the above flow management strategies in place the following outcomes are expected.

COMPARING Q5 FLOWS POST TREATMENT'			
PRE DEV.	0.0806	m3/sec	
POST DEV	0.0415	m3/sec	
EQUALS	48.54	% DECREASE IN MINOR FLOWS	

Table 3.4: Q5 Flow Comparison

From the above we note that the provision of roof water tanks is sufficient to achieve a reduction in flows from site. In addition to this, flows will be further reduced through the kerb and overland detention area.

In the major storm event, we are unable to capture sufficient roof water runoff to fully mitigate the flows back to pre-development level and will need rely on the proposed overland detention system to provide the remainder of the required reduction. From the following outputs we note that the roofwater tanks will reduce the post development outflow to 157L/s which represents a 12% increase on pre-development levels.

COMPARING Q100 FLOWS POST TREATMENT'			
PRE DEV.	0.1405	m3/sec	
POST DEV	0.1578	m3/sec	
EQUALS	12.33	% INCREASE IN MAJOR FLOWS	

With the post development inflows from the above equating to the required flows to be mitigated additional detention through the overland area reduces the outflow from site to 139L/s which is less than pre-development levels.

COMPARING Q100 FLOWS POST TREATMENT'			
PRE DEV.	0.140	m3/sec	
POST DEV	0.139	m3/sec	
EQUALS	0.71	% DECREASE IN MAJOR FLOWS	

3.2.4 Stormwater Discharge Characteristics

In developing the stormwater management strategies for both minor and major storm events consideration was given to the effects the development would have on the characteristics of the predevelopment flows or the current flows in to neighbouring properties.

Section 3.6 of Queensland Urban Drainage Manual (QUDM) indicates four issues to be considered to reduce the likelihood of the resultant flows causing an actionable nuisance or becoming unlawful.

Diversion of Stormwater: Currently the site discharges as sheet flow across the rear boundary with flows in a south westerly to southerly direction. We note an existing retaining wall along the western boundary will intercept flows and concentrate them through the property to the rear at this point.

The proposed development site will partially restrict flows through the top of the catchment however once clear of the building flows will be captured by a small kerb as the lower boundary of the detention area. As noted in the above flow management strategies the kerb will be slotted and discharge to a rubble infiltration trench along the full length of the boundary ensuring flows are able to remain as sheet type flows prior to crossing the property boundaries as they currently do.

Concentration of Stormwater Flows: The proposed strategies will not result in any concentration of flows across the rear boundaries and will improve the current situation where flows are concentrated at the end of the existing retaingin wall by allowing the flows to integrate with the flows through the rubble infiltration trench.

Other Flow Characteristics

Peak discharges have been treated through detention to ensure they are no greater than the existing and will provide a significant improvement to the rear property owners in a minor storm event with less peak flow.

Flow velocities will be tempered by the kerbing and rubble trench ensuring flows velocities are no greater than the current.

Treatment through grass buffers and detention and the infiltration trench will ensure water quality is reduced to required levels under the SPP ensuring downstream recipients are not required to deal with or treat water of an unacceptable quality.

Adverse Impacts

The proposed treatment described previously will ensure there are no adverse impacts to the receiving lands ensuring they are suitable for future use as deemed suitable and acceptable by Council.

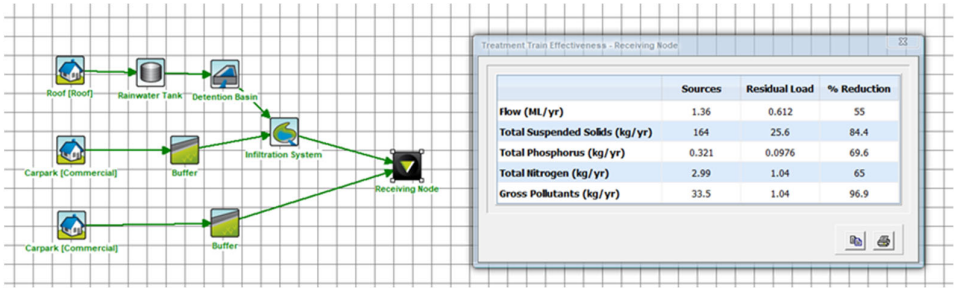
3.3 Stormwater Quality Management

The size of the combined development area being greater than 2500m^2 (2,799m^2), triggers the State Planning Policy Healthy Water however given the location of the development and distance from any receiving water ways, stormwater drainage systems or other systems that would transport contaminants to receiving waters we ask that Council relax this requirement in this instance.

While relaxation of the requirements is requested we note that some quality improvement is proposed for the site as follows:

- All paved and roof areas will flow across grass buffer strips prior to exiting the development site
- Detention along the southern boundary will allow some contaminants to settle
- Following the detention, flows will traverse a rubble strip and infiltration trench which will accept the 3-month flows allowing further contaminates to be removed.
- Prior to reaching any pervious material, roadway or drainage infrastructure runoff is required to traverse another grass buffer area being the rear yards to the residential premises of the adjoining allotments.

The system was modelled using Music X to provide an indication of the provided reductions, refer below output.



The SPP 2017 notes the following design objectives in relation to water quality reductions for Central Queensland (South)

- Total Suspended Solids (TSS) 85%
- Total Phosphorous (TP) 60%
- Total Nitrogen (TN) 45%
- Gross Pollutants >5mm 90%

Based on the above all objectives except the total suspended solids have been met. Although we note that the difference between the achieved and required is very minor at 0.6% and could be considered as being compliant.

4. Conclusion

The proposed development will increase the impervious area of the site and requires quantity management of the stormwater discharge which will be achieved by installing a detention system along the southern boundary. The detention area will then discharge to via a weir type system to a rubble / infiltration drain prior to leaving site.

Quality objectives will not be fully met but given the location of the development it is unlikely that the partially treated runoff ill impact on the surrounding environment or any receiving waters.

Based on the above the proposed stormwater management plan demonstrates that predeveloped flows can be maintained with some onsite detention and does not adversely affect the surrounding allotments which should allow Council to approve this plan.

Appendix A – Stormwater Management Strategy Drawing

PROPOSED DETENTION AREA 200m²

PLANNING SCHEDULE		
SITE USAGE	SITE AREA	2800m²
	FOOTPRINT	880.7m²
	EXTERNAL PATHWAYS	194m²
	PARKING	1164m²
	LANDSCAPING	501.1m²
CARPARKS	REQUIRED	28
	PROVIDED	34
TOTAL GFA	EXC. AMEN & LUNCH	912.65m²

SITE BOUNDARY
60200 - 90° 00' 00"

EXISTING COLORBOND FENCE TO REMAIN

EXISTING ELECTRICAL POLE
1000mm CLEAR OF
PROPOSED ACCESS

ONLY
LEFT TURN ONLY SIGN

CROSSOVER AS PER
CMDG STANDARD DRAWING
12-042

BIN REFUSE
GATE
FENCE
NO STANDING ZONE
BIN STORAGE
LANDSCAPED AREA
34
33

PROPOSED COLORBOND FENCE
1.8m MAX HEIGHT

CUT INTO EXISTING AND PROVIDE
NEW BASE BY FRW

Ex.MH
DEPTH 2.944m

PROPOSED MH

1200 CLEAR

Ex. SEWER

EX. DOWNSTREAM MH
DEPTH 2.701m

SITE BOUNDARY
46500 - 0° 00' 00"

WALKWAY

GUTTER & DOWNPIPE

SEWER

PHYSIO
141.12 m²

SHARED WALKWAY

ENTRY

EXISTING SEWER TO BE DIVERTED

150 HIGH KERB WITH 100mm SLOTS
AT 5m INTERVALS MAX

150Ø uPVC 1:100 / PROPOSED SEWER

UP

PROPOSED 10000L RAINWATER
COLLECTION TANK
DISCHARGE TO LANDSCAPED AREA

SPLASH PAD

LANDSCAPED AREA

GUTTER & DOWNPIPE

MEDICAL CONSULTANTS
264.95 m²

STORMWATER INFILTRATION TRENCH
REFER STORMWATER MANAGEMENT PLAN

SPLASH PAD

PROPOSED 10000L RAINWATER
COLLECTION TANK
DISCHARGE TO LANDSCAPED AREA

1.5% MIN

FLOW DIRECTION

SHADE TREE

GARDEN

32 31 30 29 28 27 26 25 24 23 22

5800

FALL

LOT 01
ADDRESS 90
RP605736

Ex.MH

Ex. SEWER

SITE BOUNDARY
46500 - 0° 00' 00"

EXISTING KERB AND GUTTER

EXISTING CONCRETE PATH

HIGH STREET

21 20 19 18 17 16 15 14 13 12 11

2600
TYP

LOT 02
ADDRESS 92
RP605736

FALL

1.0% MIN

6000

5400
TYP

10 9 8 7 5 4 3 2 1

GUTTER & DOWNPIPE TO GROUND

ENTRY

WALKWAY

LOBBY
19.11 m²

UNISEX DIS.

F'MALE AMEN.

AIRLOCK

MALE AMEN.

CLN

ROOF SLOPE

PHARMACY
257.39 m²

ALLIED HEALTH
99.19 m²

LOT 03
ADDRESS 94
RP605736

LANDSCAPED AREA
405.5m²

EAVES GUTTER & DOWN PIPES

ROOF WATER COLLECTION

PROPOSED PYLON SIGNAGE
REFER SK05 FOR DETAILS

NO FENCE TO
FRONT BOUNDARY

PROPOSED SEWER
150Ø uPVC 1:40

Ex.MH
DEPTH 1.521m

PROPOSED MH

CUT INTO EXISTING AND
PROVIDE NEW BASE BY FRW

SITE BOUNDARY
60200 - 90° 00' 00"

EXISTING COLORBOND FENCE TO REMAIN

13600
30500
2400
5250
48950
6000

N

REV	REVISION DESCRIPTION	DATE
1	FOR MCU APPLICATION	09.12.21

PRELIMINARY
NOT FOR CONSTRUCTION

SCALES mm 0 1 2 3 4 1:200 FULL SIZE A3

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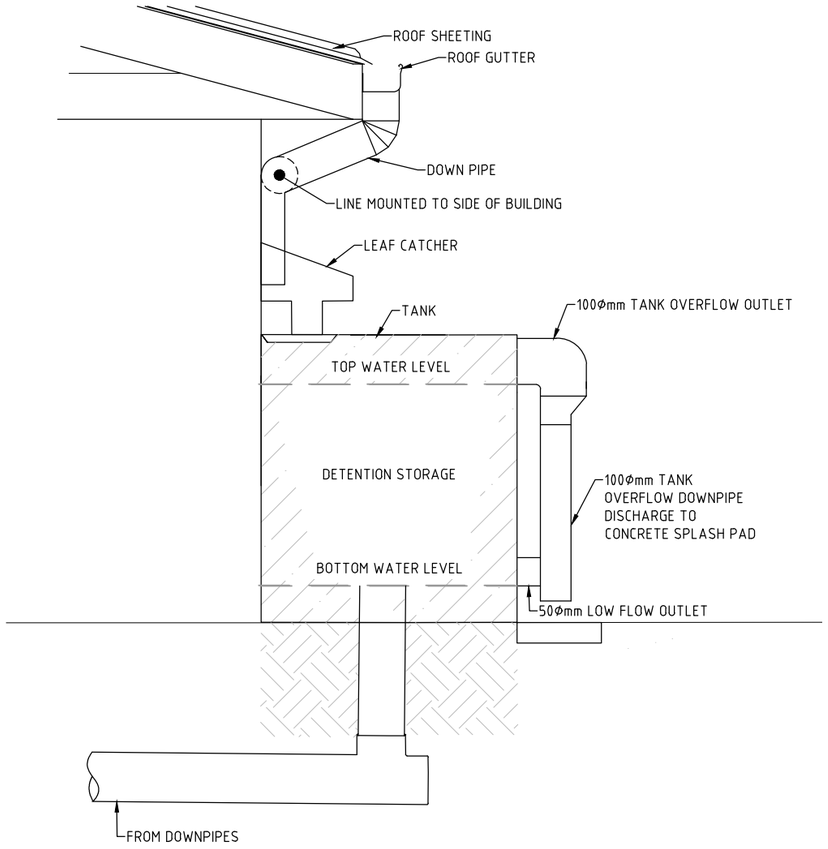
Designed	JRP
Checked	GB
Approved	J POLLARD
QBCC 15269972	Sign

S.PRASAD
CONCEPT PROPOSED MEDICAL AND PHARMACY
90-94 HIGH STREET, ROCKHAMPTON 4700
SITE AND GROUND FLOOR PLAN – STORMWATER MANAGEMENT

Dwg No. D21.546- SK01
BUILDING DESIGN
Revision 1

13/05/2022 11:27:03 AM S:\Data\2021\1021 546 PRASAD 90-94 High Street Development\C Drawings\D21.546 Prasad_R\T22.rvt



SCALE

REV	REVISION	DATE
A	FOR APPROVAL	11/03/2021

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Checked by	GJB
Approved	GLENN J BROWN
RPEQ	7682
Sign	
Date	12.05.2022

S. PRASAD

STORMWATER MANAGEMENT PLAN ASSOC WITH AN MCU
90 & 94 HIGH STREET, BERSERKER

PROPOSED DETENTION TANK DETAILS

D21.057-03

SHEET 02 OF 02

A