



Denotes Proposed Access Easement

#### IMPORTANT NOTE

This plan was prepared to accompany an application to Banana Shire Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

**Erlem Investments  
Pty Ltd**

project

**63-69 High Street,  
Berserker**

plan of

**Reconfiguration Plan  
(11 Lots into 2 Lots)  
with Ortho Underlay**

rdp

**Lots 4 & 5 on PL4011,  
Lots 25, & 27-30 on RP603411,  
Lots 31 & 33 on RP607137 and  
Lots 2 & 3 on RP617326**

lga

**Rockhampton Regional Council**

issue	date	details	authorised
A	27-06-2020	Initial Issue	RJKF

created



scale  
**1:400 @ A3**  
sheet no.  
**1 of 1**  
plan no.  
**7648-10-ROL**

datum  
cad file  
**7648-10-ROL-A**  
issue  
**A**

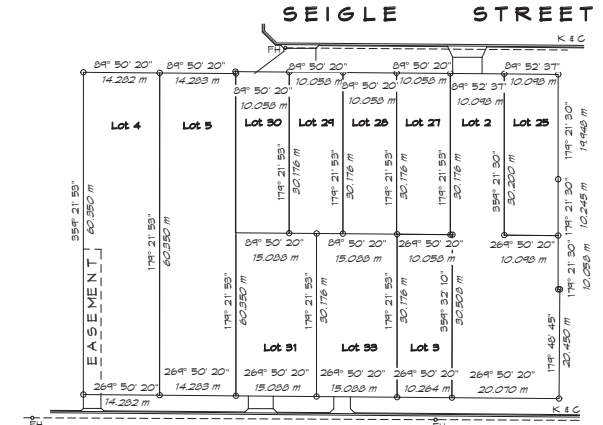
## APPROVED PLANS

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

Development Permit No.: D/46-2020

**Dated: 10 December 2020**

REVISIONS			
	C	AS CONST EXTENSIONS SHOWN	8/07/20
	B	SW PIT ADDED TO MATCH CIVIL	21/04/20
	A	DEVELOPMENT APPLICATION	29/01/20
	No.	DESCRIPTION	DATE



HIGH STREET

② RP Layout Plan  
1:500

### Legend

-  Existing Blue metal Carpark
-  Existing Concrete Hardstand
-  New Concrete Hardstand to civil eng's details
-  New 4 As Constructed Buildings on concrete slab
-  Existing Buildings
-  Future Building
-  New & existing landscaping

## Site Analysis

Existing Floor Area	= 1154.7 sqm
Proposed Floor Area	= 797.4 sqm
Total Building Footprint Area	= 1952.1 sqm
Total Site Coverage	= 2114.1 sqm, 39.3%

Total Landscaped Area Required = Not defined  
Total Landscaped Area Provided = 74.7 sqm  
Total Site Area = 5383.5 sqm

### Car Parking

Car parking spaces required	=	17 additional
Total car spaces provided	=	54
Existing On-street car spaces	=	9
Driveways		
Existing concrete driveway area	=	1469.9 sqm
New concrete driveway area	=	948.4 sqm
Total driveway area	=	2418.3 sqm

**R.P.D.**  
 Lot Number : 31 & 33, 2 & 3, 4 &  
 5, 25, 27 - 30  
 Reg./Survey Plan Number : 607137, 617326,  
 PL4011 & 603411  
 Parish : Archer  
 County : Livingstone  
 Area : 5383.5 sqm

PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER



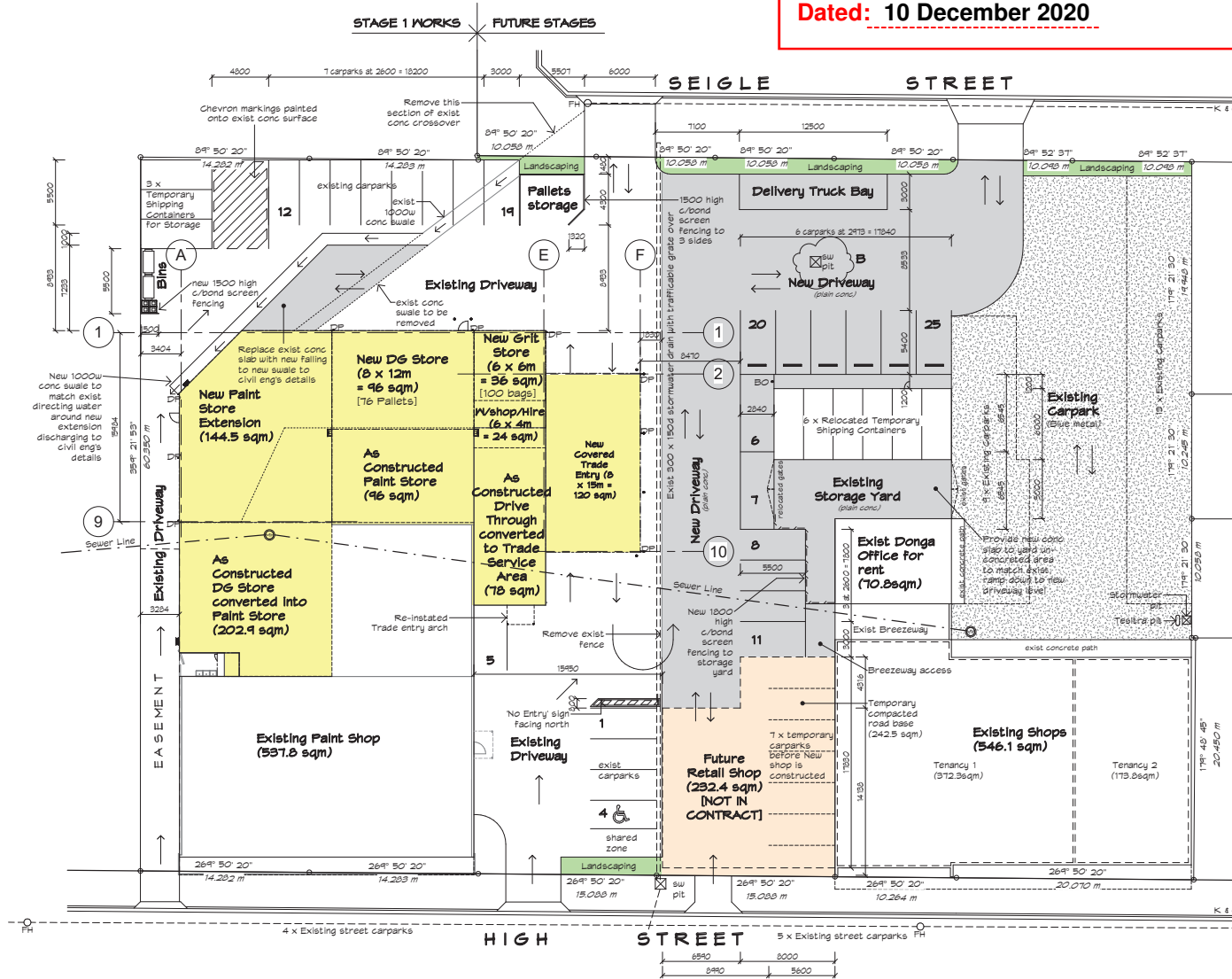
**bd** MEMBER Licenced under  
BUILDING DESIGNERS the QBSA Act  
ASSOC. OF QLD INC. Lic No. 1180286

Telephone 61 7 49288011  
Facsimile 61 7 49266579  
E-mail [mailbox@rufusdesigngroup.com](mailto:mailbox@rufusdesigngroup.com)

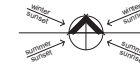
this drawing  
**Site Plan**

PROJECT MANAGER : <u>D.W.</u>	WIND SPEED <u>C1</u>	PROJECT NUMBER <b>190605-01</b>
DRAWN : <u>D.W.</u>	PLAN SIZE: <u>A1</u>	
CHKD : <u>T.J.R.</u>		SHEET 01 OF 11 SHEETS
		REVISION <u>C</u>

PRINT DATE : 9/27/2022 8:28:51 AM



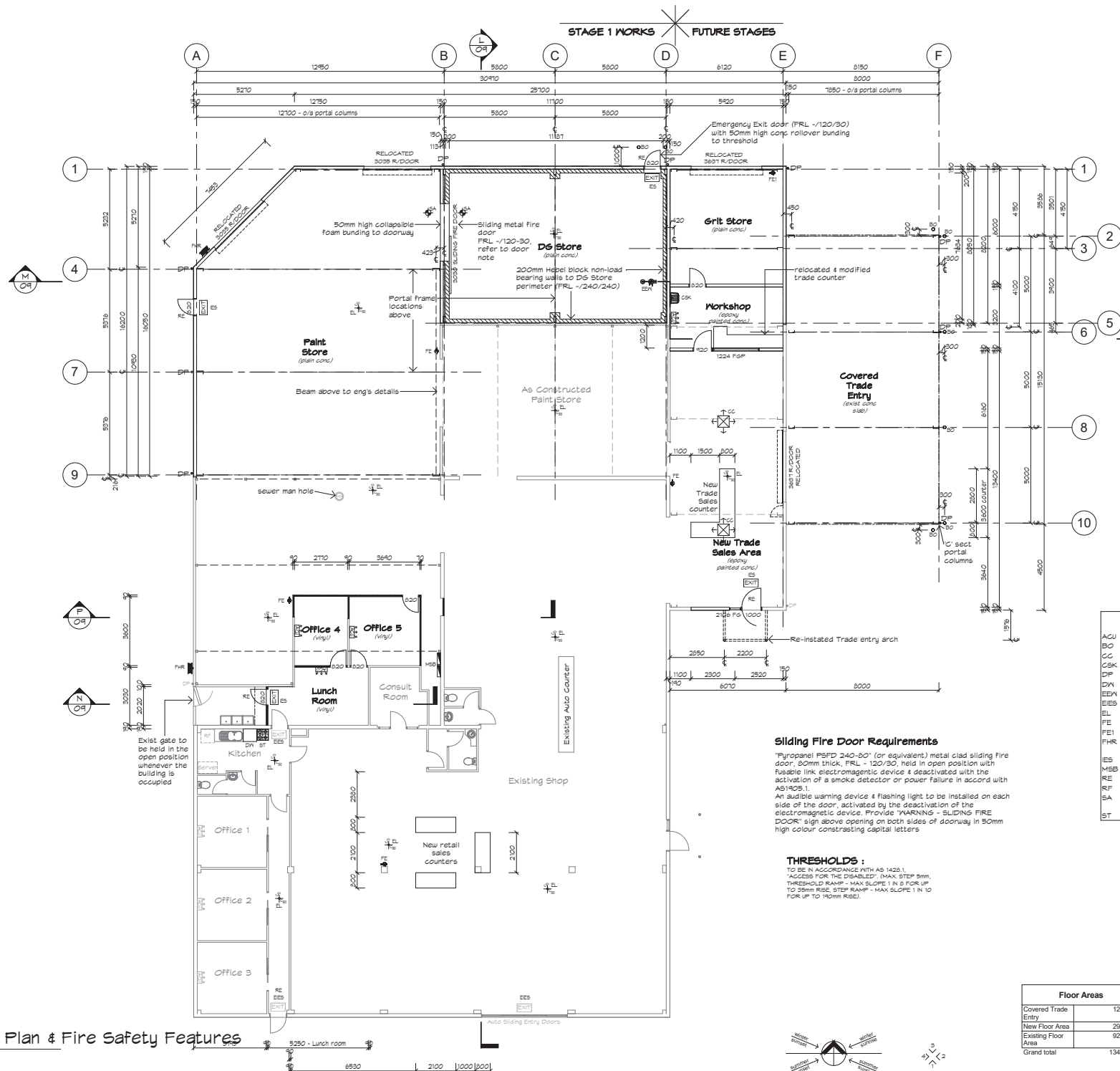
1 Site Plan  
1 : 200







REVISIONS		
A	DEVELOPMENT APPLICATION	29/01/2018
No.	DESCRIPTION	DATE



**ROCKHAMPTON REGIONAL COUNCIL**

## APPROVED PLANS

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

Development Permit No.: D/46-2020

**Dated:** 10 December 2020

Plan Legend	
ACU	Air Conditioner Unit
BO	Bollard
CC	Celling Cassette
GSK	5/ssteel Cleaners sink with cold over 4 grate
DP	Down Pipe
DYN	New kitchen c/board with Drawer Dishwasher
EEP	Emergency eye wash & shower drencher
EIES	Exiting illuminated Exit Sign
EL	Emergency Light in accord. with AS 2243.1 at ceiling height
FE	1kg dry chemical fire extinguisher (rating: 4A:0B(E))
FE1	4kg water fire extinguisher (rating: 2A)
FHR	36m Fire Hose Reel in accord. with AS 1221 and AS 2441 (for fire fighting purposes)
IES	Illuminated Exit Sign
MSB	Main Switch Board
RE	Required Exit Fitted with lever action escape latches
RF	Refrigerator
SA	Smoke detector within 1500mm of fire door complying with AS1670.1
ST	Variant Stove

### Sliding Fire Door Requirements

"Pyropanel PSFD 240-80" (or equivalent) metal clad sliding fire door, 60mm thick, FRL = 120/30, held in open position with fusible link electromagnetic device 4 deactivation with the activation of a smoke detector or power failure in accord with AS1905.1.

An audible warning device 5 flashing light to be installed on each side of the door, activated by the deactivation of the electromagnetic device. Provide "WARNING - SLIDING FIRE DOOR" sign above opening on both sides of doorway in 50mm high colour contrasting capital letters

THRESHOLDS :

**THRESHOLDS:**  
TO BE IN ACCORDANCE WITH AS 1428.1,  
"ACCESS FOR THE DISABLED". (MAX. STEP 5mm,  
THRESHOLD RAMP - MAX SLOPE 1 IN 8 FOR UP  
TO 35mm RISE, STEP RAMP - MAX SLOPE 1 IN 10  
FOR UP TO 190mm RISE).

Floor Areas	
Covered Trade Entry	120.0
New Floor Area	295.7
Existing Floor Area	928.2
Grand total	1343.9

PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER

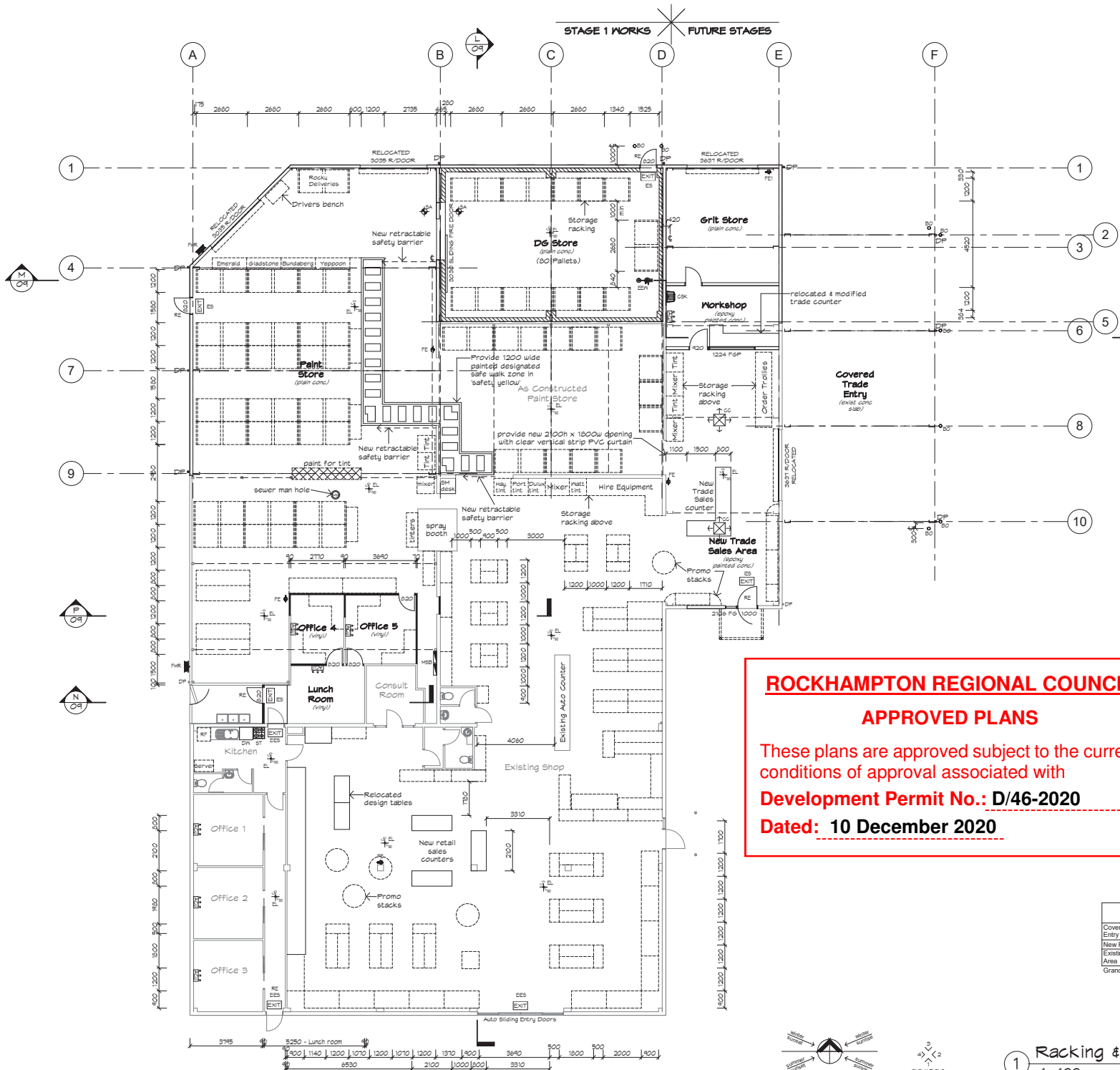


STYLE • QUALITY • INNOVATION		Email: <a href="mailto:marketing@drawingcopy.com">marketing@drawingcopy.com</a>	
this drawing			
<b>Floor Plan</b>			
PROJECT MANAGER : <u>Daw</u>		PROJECT NUMBER	
DRAWN : <u>Daw</u>		190605-04	
CHKD : <u>TJR</u>		SHEET 04OF 11 SHEETS	
WIND SPEED: C1		REVISION	
FLAN SIZE: A1		A	

PRINT DATE 18/07/2020 9:27:00

STAGE 1 WORKS FUTURE STAGES

REVISIONS		
NO.	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	29/01/20



## ROCKHAMPTON REGIONAL COUNCIL

### APPROVED PLANS

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

**Development Permit No.: D/46-2020**

**Dated: 10 December 2020**

#### Plan Legend

ACU	Air Conditioner Unit
BO	Bollard
CC	Ceiling Cassette
CSK	S/steel Cleaners sink with cold over 4 grate
DP	Down Pipe
DW	New Kitchen c/board with Drawer Dishwasher
EDN	Emergency eye wash & shower drencher
EES	Existing Illuminated Exit Sign
EL	Emergency Light in accord. with AS 2243.1 at ceiling height
FE	4kg dry chemical fire extinguisher (rating: 4A:80B(E))
FE1	4kg water fire extinguisher (rating: 2A)
FHR	36m Fire Hose Reel in accord. with AS 1221 and AS 2441 (for Fire fighting purposes)
ES	Illuminated Exit Sign
MSB	Main Switch Board
RE	Required Exit Fitted with lever action escape latches
RF	Refrigerator
SA	Smoke detector within 1500mm of Fire door complying with AS1670.1
ST	Upright Stove

#### Floor Areas

Covered Trade Entry	120.0 m <sup>2</sup>
New Floor Area	295.7 m <sup>2</sup>
Existing Floor Area	928.2 m <sup>2</sup>
Grand total	1343.9 m <sup>2</sup>

PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER

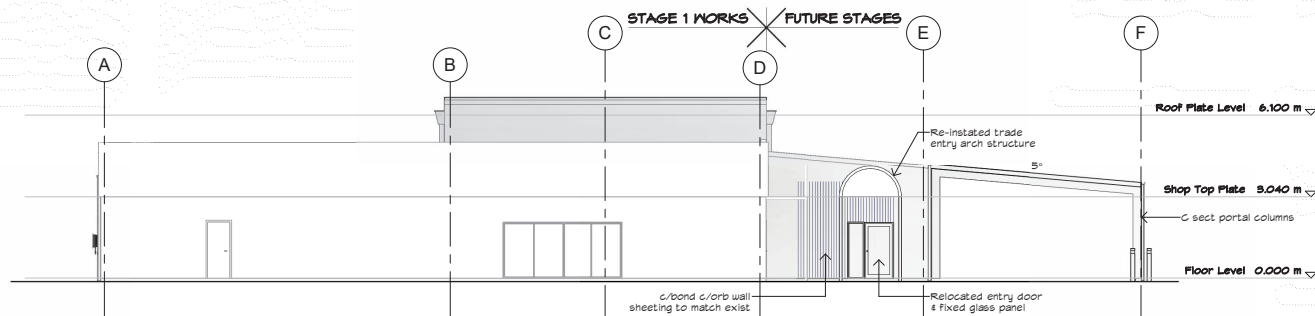
**Rufus**  
Design & Group  
MEMBER Licensed under the QBAA Act  
ASSOC. OF Q.U. INC. Lic No. 118286  
Telephone 61 7 49288011  
Facsimile 61 7 49266579  
Email mail@rufusdesigngroup.com

this drawing  
**Floor Plan with Racking**  
PROJECT MANAGER: **DM** WIND SPEED: **C1** PROJECT NUMBER: **190605-05**  
DRAWN: **DM** PLAN SIZE: **A1** SHEET OF: **11** SHEETS  
CHKD: **TJR** REVISION: **A**  
PRINT DATE: 14/01/2020 9:27:02 AM

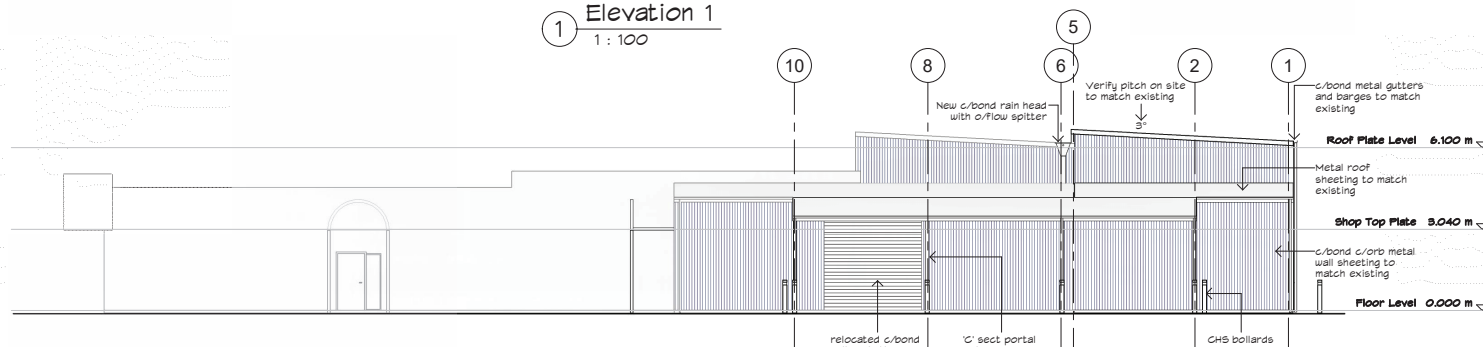
**Racking & Fixtures Layout Plan**

1:100

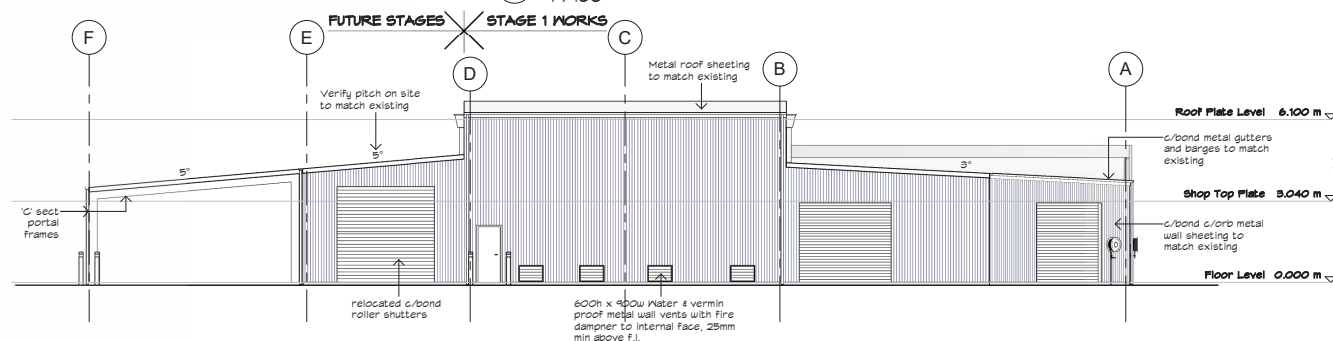
REVISIONS		
NO.	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	29/01/20



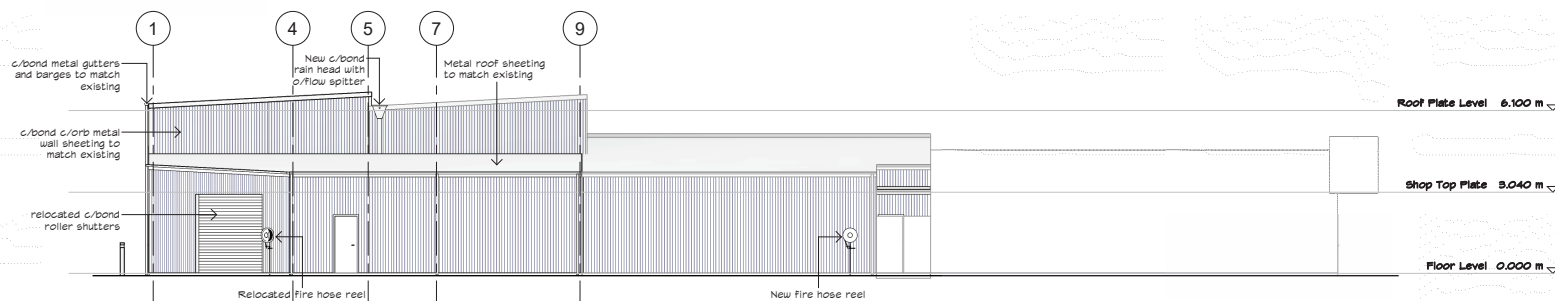
1 Elevation 1  
1:100



2 Elevation 2  
1:100



3 Elevation 3  
1:100



4 Elevation 4  
1:100

## ROCKHAMPTON REGIONAL COUNCIL

### APPROVED PLANS

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

**Development Permit No.: D/46-2020**

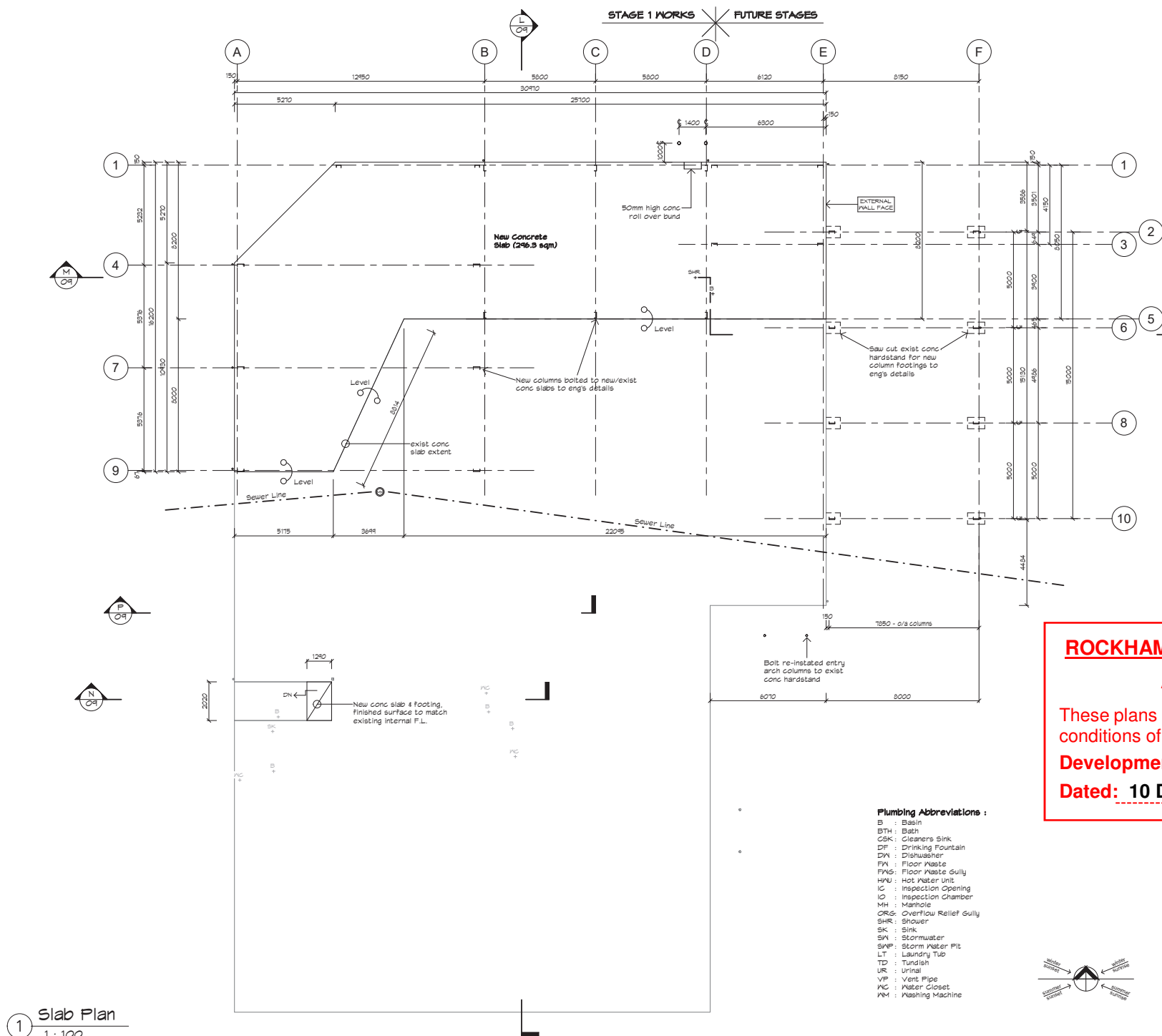
**Dated: 10 December 2020**

PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER

**Rufus**  
Design Group  
MEMBER Licensed under the QBDA Act  
ASSOC. OF QLDNG Lic No. 118036  
Telephone 61 7 49288011  
Facsimile 61 7 49266579  
Email mailbox@rufusdesigngroup.com

This drawing  
Elevations  
PROJECT MANAGER: **DW** WIND SPEED: **C1** PROJECT NUMBER: **190605-06**  
DRAWN: **DW** PLAN SIZE: **A1** SHEET 06 OF 11 SHEETS  
CHKD: **TJR** REVISION: **A**  
PRINT DATE: 14/01/2020 9:27:15 AM

REVISIONS		
NO.	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	29/01/20



## ROCKHAMPTON REGIONAL COUNCIL

### APPROVED PLANS

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

**Development Permit No.: D/46-2020**

**Dated: 10 December 2020**

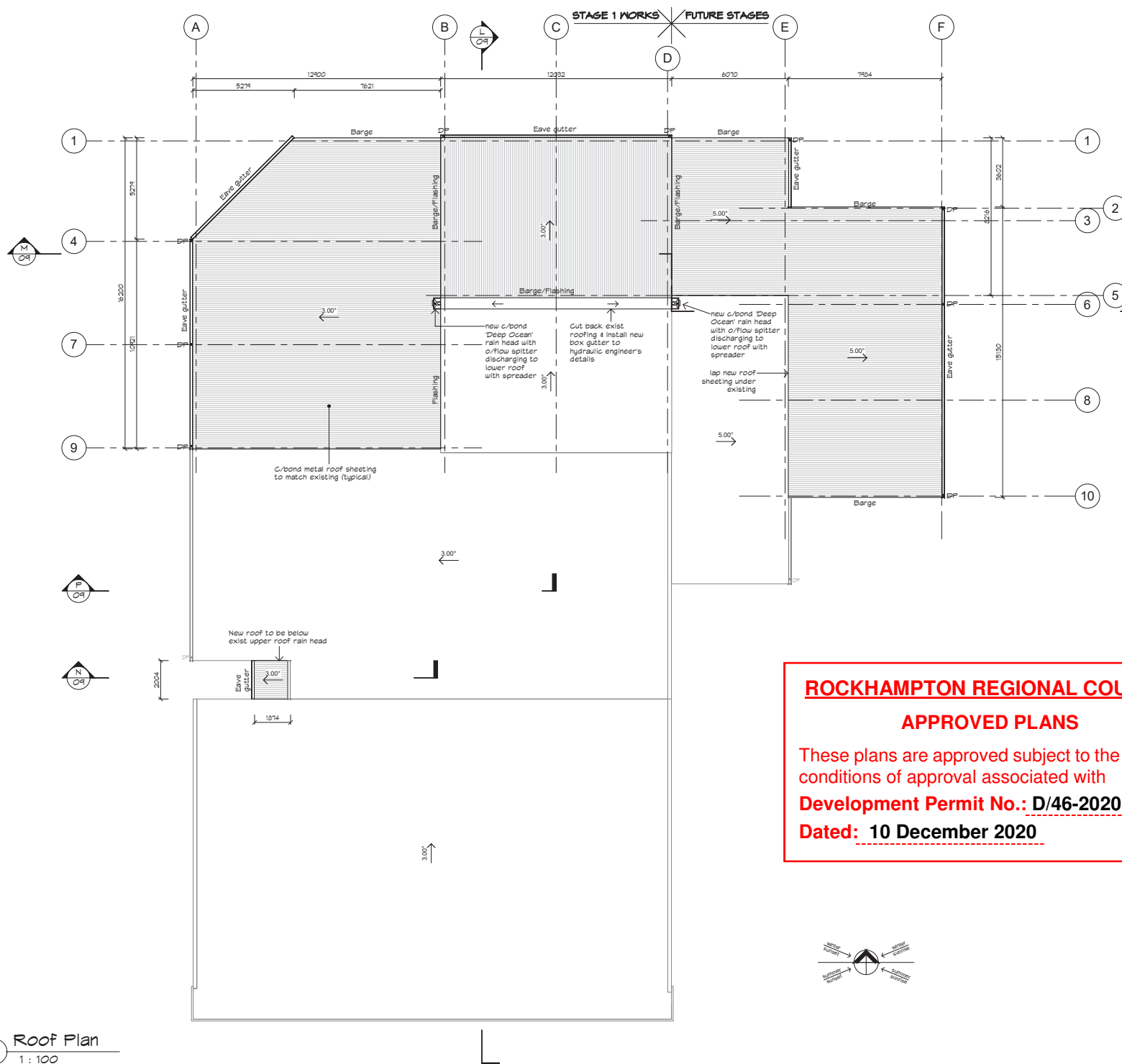
PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER

**Rufus**  
Design Group  
MEMBER Licensed under the QBSA Act  
ASSOC. OF QBSA INC. Lic No. 118036  
Telephone 61 7 49288011  
Facsimile 61 7 49266579  
E-mail mail@rufusdesigngroup.com

Slab Plan  
PROJECT MANAGER: **DW** PROJECT NUMBER: **190605-07**  
DRAWN: **DW** PLAN SIZE: **A1** SHEET 07 OF 11 SHEETS  
CHKD: **TJR** REVISION: **A**

PRINT DATE: 14/01/2020 9:27:15 AM

REVISIONS		
NO.	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	29/01/20



**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

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

**Development Permit No.: D/46-2020**

**Dated: 10 December 2020**

PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER

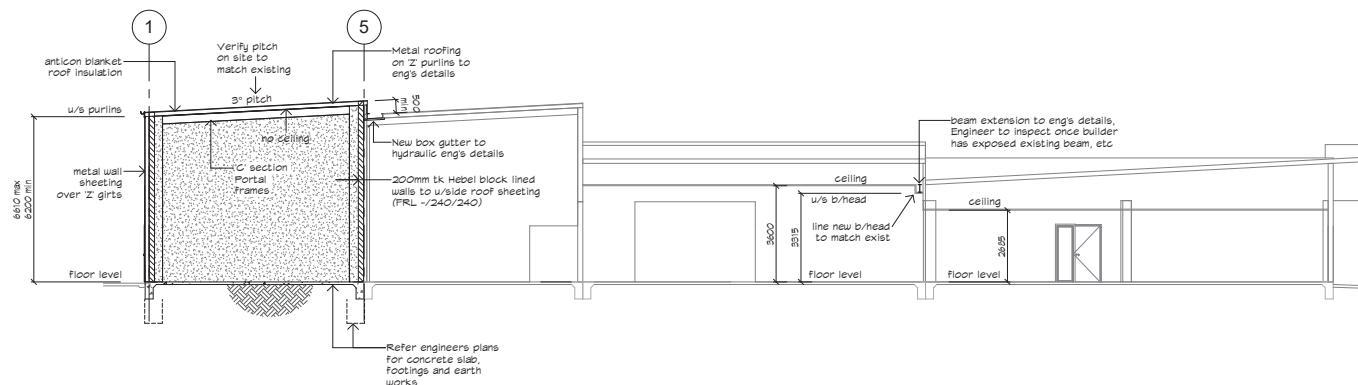
**Rufus Design Group**  
MEMBER Licensed under the QBSA Act  
ASSOC. OF QBSA INC. Lic No. 1180386  
Telephone 61 7 49288011  
Facsimile 61 7 49266579  
E-mail mail@rufusdesigngroup.com

PROJECT MANAGER: <i>DW</i>		WIND SPEED: C1	PROJECT NUMBER: 190605-08
DRAWN: <i>DW</i>		PLAN SIZE: A1	SHEET 02 OF 11 SHEETS
CHKD: <i>TJR</i>		REVISION: A	

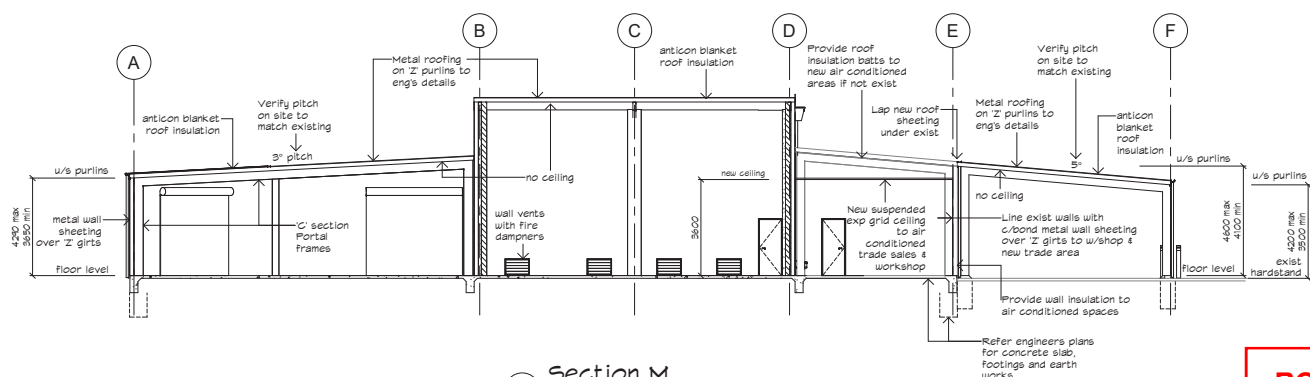
PRINT DATE: 14/01/2020 9:21:14 AM



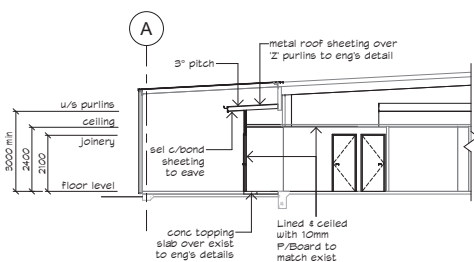
REVISIONS		
NO.	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	29/01/20



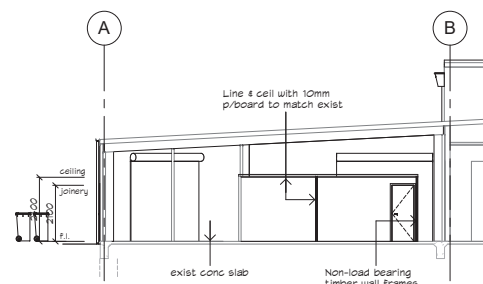
**Section L**  
1 : 100



**Section M**  
1 : 100



**Section N**  
1 : 100



**Section P**  
1 : 100

## ROCKHAMPTON REGIONAL COUNCIL

### APPROVED PLANS

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

**Development Permit No.: D/46-2020**

**Dated: 10 December 2020**

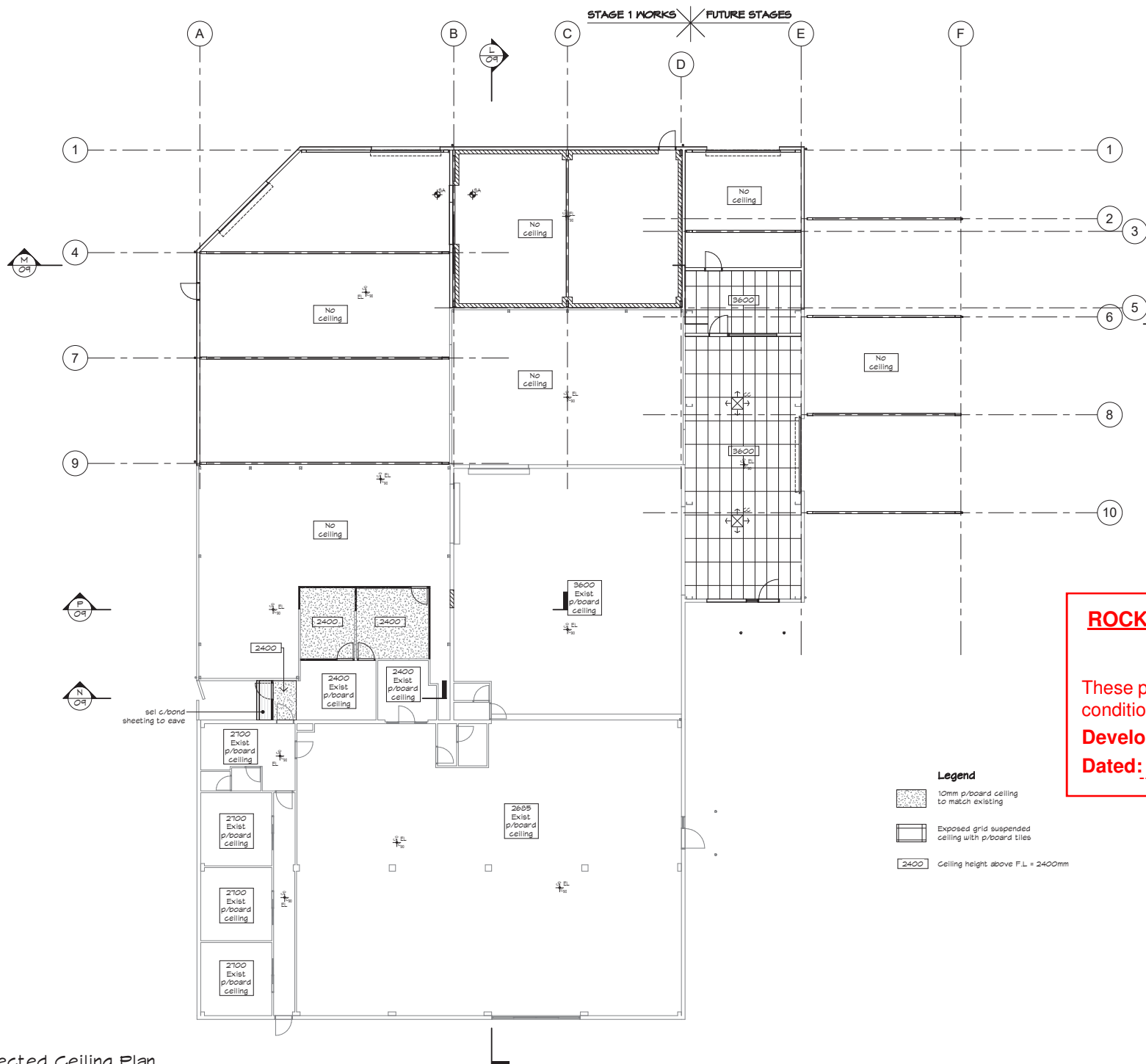
PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER

**Rufus**  
Design Group  
MEMBER Licensed under the QBAA Act  
ASSOC. OF Q.B. INC. Lic No. 118036  
Telephone 61 7 49288011  
Facsimile 61 7 49266579  
E-mail mail@rufusdesigngroup.com

This drawing Sections		
PROJECT MANAGER	WIND SPEED	PROJECT NUMBER
DRAWN	C1	190605-09
CHECK	A1	SHEET 09 OF 11 SHEETS
		REVISION

PRINT DATE: 14/01/2020 9:27:14 AM

REVISIONS		
A	DEVELOPMENT APPLICATION	29/01/20
No.	DESCRIPTION	DATE



## ROCKHAMPTON REGIONAL COUNCIL

### APPROVED PLANS

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

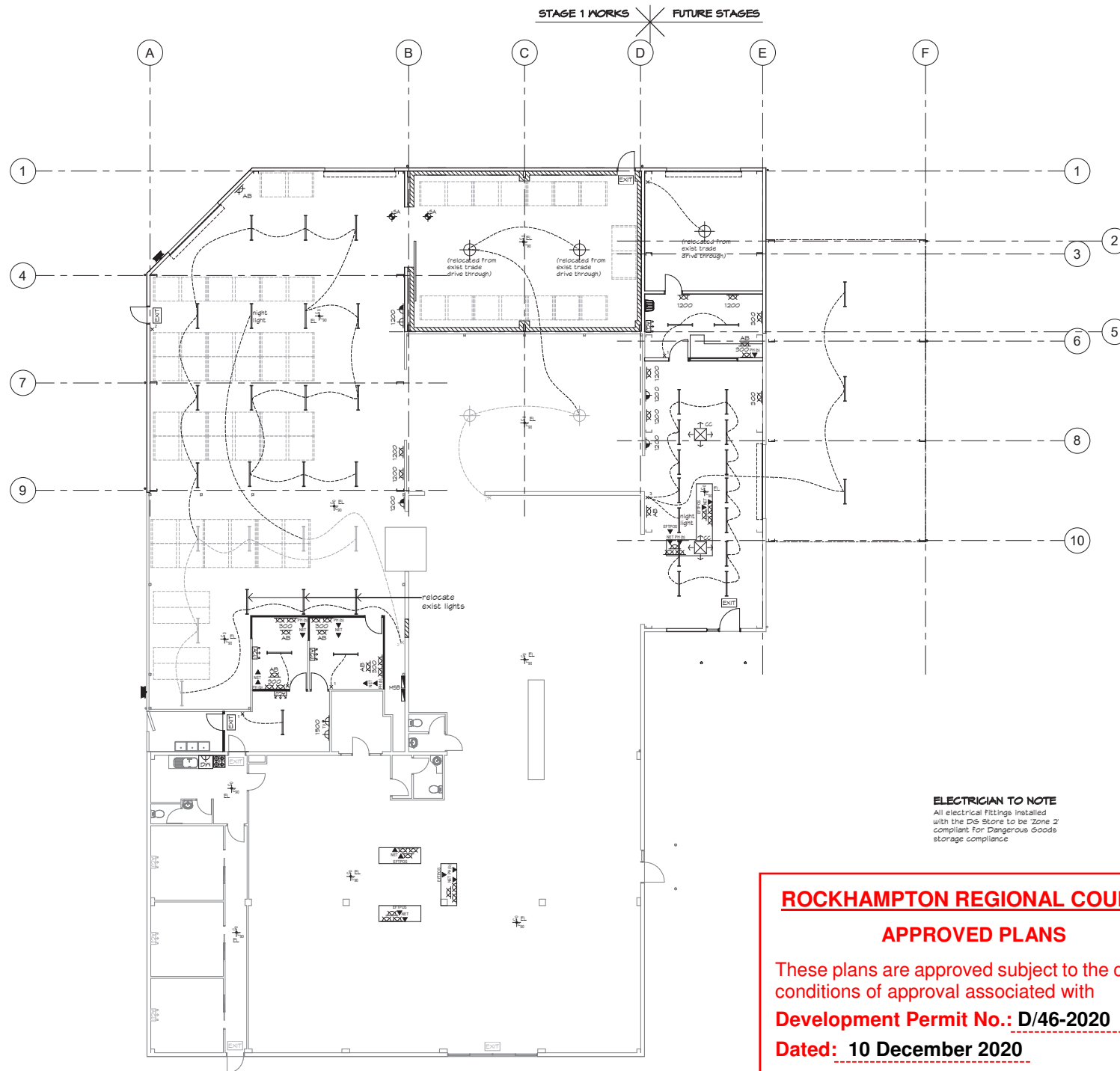
**Development Permit No.: D/46-2020**

**Dated: 10 December 2020**

PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER

**Rufus**  
Design Group  
MEMBER Licensed under the QBAA Act  
ASSOC. OF QLD INC. Lic No. 118036  
Telephone 61 7 49288011  
Facsimile 61 7 49266579  
E-mail mailbox@rufusdesigngroup.com

This drawing Reflected Ceiling Plan	
PROJECT MANAGER: <b>DW</b>	PROJECT NUMBER: <b>190605-10</b>
DRAWN: <b>DW</b>	PLAN SIZE: <b>A1</b>
CHKD: <b>TJR</b>	REVISION: <b>A</b>
SHEET 12 OF 11 SHEETS	
PRINT DATE: 14/01/2020 9:27:20 AM	



① Electrical & Lighting Plan  
1 : 100

## ROCKHAMPTON REGIONAL COUNCIL APPROVED PLANS

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

**Development Permit No.: D/46-2020**

**Dated: 10 December 2020**

REVISIONS	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	29/01/20
NO.	DESCRIPTION	DATE

All switch plates and GPO's shall be slim line or flush panel type where wall linings exist.

SYMBOL	DESCRIPTION
FF	FUTURE FIXTURE (NOT IN CONTRACT)
1X	SINGLE 10 AMP GPO
2X	DOUBLE 10 AMP GPO
15A	SINGLE 15 AMP GPO
15A	SINGLE WEATHERPROOF GPO
15A	DOUBLE WEATHERPROOF GPO
15A	ELECTRIC STRIKE TO DOOR / GATE
15A	SWITCH (Provide gang plate where req'd.)
15A	DIMMER SWITCH
2-WAY	TWO-WAY SWITCH
15A	PROVIDE/ON/OFF TO APPLICABLE LIGHT
15A	WALL MOUNTED EXHAUST FAN
15A	INLET/STIC. VENTED TO OUTSIDE AIR
15A	LIGHT AND EXHAUST FAN COMBINATION
15A	CEILING FAN
15A	SPLIT SYSTEM AIR CONDITIONER
15A	AIR CONDITIONING FAN COIL
15A	SWITCH BOARD
15A	CIRCUIT BREAKER BOARD
15A	HARD WIRING SELF CONTAINED SMOKE DETECTOR COMPLYING WITH AS 3786
15A	THREE PHASE SWITCHED SOCKET OUTLET

SYMBOL	DESCRIPTION
15A	CEILING LIGHT FITTING
15A	MALL LIGHT FITTING AT 1000 APL
15A	DAY / NIGHT SENSOR LIGHT
15A	SPOTLIGHT
15A	EXTERNAL FLOOD LIGHT
15A	RECESSED DOWN LIGHT FITTING
15A	WATER PROOF RECESSED DOWN LIGHT FITTING
15A	SURFACE MOUNTED 1 x 18W FLUORESCENT
15A	SURFACE MOUNTED 2 x 18W FLUORESCENT
15A	SURFACE MOUNTED 1 x 36W FLUORESCENT
15A	SURFACE MOUNTED 2 x 36W FLUORESCENT
15A	RECESSED 2 x 18W FLUORESCENT
15A	RECESSED 2 x 36W FLUORESCENT
15A	HIBAY LED LIGHT FITTING
15A	LOWBAY LED LIGHT FITTING

SYMBOL	DESCRIPTION
15A	BT/POD OUTLET
15A	GGV INTERCOM
15A	TELEPHONE OUTLET
15A	FACSIMILE OUTLET
15A	INTERNET OUTLET
15A	ANTENNA
15A	TV OUTLET

SYMBOL	DESCRIPTION
AB	ABOVE BENCH
CM	CEILING MOUNTED
UB	UNDER BENCH
DW	DISHWASHER
MP	MICROWAVE
WP	WEATHER PROTECTED
N	NEON INDICATOR
AD	AUTODOORS
300	HEIGHT A.P.F.L.







**PROPOSED ADDITIONS FOR  
PAINT INSPIRATIONS NTH  
ROCKHAMPTON  
AT 63 - 69 HIGH STREET  
BERSERKER**

**Rufus** Design & Group  
MEMBER Licensed under the QBSA Act  
BUILDING DESIGNERS ASSOC. OF Q.L.D. INC. Lic No. 118286  
Telephone 61 7 49288011  
Facsimile 61 7 49266579  
Email mailbox@rufusdesigngroup.com

Electrical & Lighting Plan

PROJECT MANAGER: <b>DW</b>	WIND SPEED: <b>C1</b>	PROJECT NUMBER: <b>190605-11</b>
DRAWN: <b>DW</b>	PLAN SIZE: <b>A1</b>	SHEET 11 OF 11 SHEETS
CHECK: <b>TJR</b>	REVISION: <b>A</b>	PRINT DATE: 14/01/2020 9:27:31 AM

# LEGEND

- 18.00 ——— EXISTING CONTOUR
- s ——— ⊕ EXISTING SEWER MAIN AND MANHOLE
- 0 ——— ⊗ EXISTING STORMWATER LINE AND INLET
-  EXISTING ROOF AREA
-  EXISTING ACCESS PAVEMENT
-  EXISTING CONCRETE SLAB
-  EXISTING HARDSTAND
- s ——— ⊕ PROPOSED SEWER LINE AND MANHOLE
-  PROPOSED ROOF AREA
-  PROPOSED ACCESS PAVEMENT

NOTE:  
ALL LEVELS TO BE VERIFIED ON SITE PRIOR TO UNDERTAKING ANY WORKS

## ROCKHAMPTON REGIONAL COUNCIL

### APPROVED PLANS

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

**Development Permit No.: D/46-2020**

**Dated: 10 December 2020**

## AMENDED PLANS



PROPOSED LAMP HOLE 1.2  
SL 18.549  
INSTALL IN ACCORDANCE WITH  
STANDARD DRAWING CMDG-S-026  
PROVIDE 'Y' JUNCTION TO HOUSE  
DRAIN CONNECTION

CONTRACTOR TO SUPPLY, LAY,  
BACKFILL NEW 150Ø SEWER MAIN  
AND LAMPOLE. CONNECT TO  
EXISTING STUB PROVIDED BY FRW

NEW MANHOLE TO BE CUT INTO EXISTING LINE BY FRW.  
SL 18.472  
FRW TO PROVIDE 150Ø STUB FROM MANHOLE FOR  
CONTRACTOR CONNECTION. FRW TO INSERT TEST PLUG  
WORKS TO BE UNDERTAKEN UNDER PRIVATE WORKS  
APPLICATION  
CONTRACTOR TO PAY ALL FEES

EXISTING HOUSE  
CONNECTION

LOCATE AND CONNECT TO EXISTING  
UNDER PLUMBING PERMIT

PROPOSED EXTENSION

EXISTING SHOP

150Ø EARTHENWARE

TO SMH3047

RECONFIGURE EXISTING MANHOLE TO JUMP-UP  
PAINT SHOP SANITARY DRAIN ENTERING MANHOLE  
3048 TO BE EXTENDED INSIDE MANHOLE CENTRALLY  
AND SEALED OVER SEWER MAIN AND RAISED (100mm  
PVC) WITH BOLTED TRAP SCREW OR SCREW CAP.  
REPLACE EXISTING CONCRETE LID WITH CAST IRON.  
WORKS TO BE UNDERTAKEN BY FRW UNDER PRIVATE  
WORKS APPLICATION.  
CONTRACTOR TO PAY ALL FEES

SMH3049

150Ø EARTHENWARE

SCALE  
0 1 2 3 4  
LAYOUT 1:200

REV	REVISION	DATE
A	FOR APPROVAL	07/10/2020
B	FOR INFORMATION	14/10/2020
C	FOR APPROVAL	22/10/2020

**DILEIGH**  
CIVIL / STRUCTURAL DESIGN & PROJECT MANAGEMENT

ACN 121 309 171  
47 Normandy Street  
Yeppoon, Queensland 4703  
Phone: 07 49112553  
Fax: 07 49383660  
Email: admin@dileigh.com.au

Drawn by	AMD
Checked by	GJB
Approved	GLENN J. BROWN
RPEQ	Sign
7682	

INSPIRATIONS PAINT  
SEWER DIVERSION ASSOC WITH MCU  
63-69 HIGH STREET, BERSERKER  
PROPOSED SEWER DIVERSION  
LAYOUT AND DETAIL

D20.090-01

SHEET 01 OF 01

A B C

23.10.2020



2020



**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

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

**Development Permit No.: D/46-2020**

**Dated: 10 December 2020**


**STORMWATER MANAGEMENT REPORT FOR MCU  
PROPOSED ADDITIONS FOR INSPIRATIONS PAINT**

**LOTS 4 & 5 ON PL4011, LOTS 25 & 27-30 ON RP603411,  
LOTS 31 & 33 ON RP607137 AND LOTS 2 & 3 ON RP617326**

**63-69 HIGH STREET, BERSERKER**

## **Table of Contents**

1. Introduction .....	3
2. Existing Stormwater Conditions.....	3
3. Post Developed Site Flows and Management .....	4
3.1 Post Developed Flows .....	4
3.3 Discharge Flow Management.....	5
3.4 Stormwater Quality Management.....	5
4. Conclusion .....	6
Appendix A – Stormwater Management Strategy Drawings .....	7

<b>Document Status</b>					
<b>Rev No.</b>	<b>Author</b>	<b>Reviewer</b>	<b>Approved For Issue</b>		
			<b>Name</b>	<b>Signature</b>	<b>Date</b>
01	A Doherty	G Brown	Glenn Brown		20.04.2020

## 1. Introduction

This report was prepared for Inspirations Paint in support of a proposed development to the subject site at 63-69 High Street, Berserker. This report should be read in conjunction with the overall application relating to this project. The proponent is seeking approval to upgrade the existing site with new access and parking and extensions to the existing store.

The land subject to this application extends over multiple allotments described as Lots 4 & 5 on PL4011, Lots 25 & 27-30 on RP603411, Lots 31 & 33 on RP607137 and Lots 2 & 3 on RP617326, which have a total area of 5413m<sup>2</sup>.

## 2. Existing Stormwater Conditions

The site is currently developed and consists of multiple existing commercial buildings, storage yards and associated concrete and hardstand access and parking areas. Water from impervious areas is discharged from site as overland flow to existing concrete drainage channels draining to an existing underground stormwater network, via two concrete drains. Roofwater is discharged from site via downpipes connected directly to an existing underground stormwater network. The existing stormwater infrastructure is connected to a stormwater main located in the road reserve, which is the lawful point of discharge.

The total impervious area of the site was determined as per the table below.

Total Site Area	0.5413 ha
Existing Roof Area	0.1832 ha
Existing Access and Parking	0.1672 ha
Existing Concrete Slabs	0.0038 ha
Existing Hardstand (Equivalent Impervious)	0.0420 ha
<b>Total Existing Impervious Area</b>	<b>0.3962 ha</b>
<b>Fraction Impervious (Total / Site Area)</b>	<b>0.732</b>

Based on the existing site levels and overland flow path, an overall time of concentration (T<sub>c</sub>) of 7 minutes has been adopted in accordance with QUDM Figure 4.4, with a C<sub>10</sub> value of 0.833 in accordance with QUDM Table 4.5.3.

Utilising a T<sub>c</sub> of 7 minutes and the relevant rainfall intensities, the following discharges for a range of events were calculated using the C<sub>10</sub> value of 0.833 where  $Q_y = F * C_y * I_y * A$  for the existing industrial site.

PRE-DEVELOPED						TC= 7 min			
Development Area		0.5413	ha						
	F	C	I	A	Q				
	sq kms	co eff	mm/hr	sq kms	m3/sec				
Q2	0.278	0.7081	119.0	0.00541	0.1268	Fi	0.732		
Q5	0.278	0.7914	158.0	0.00541	0.1882	I <sub>10</sub>	65.10	mm/hr	
Q10	0.278	0.8330	185.0	0.00541	0.2319	C <sub>10</sub>	0.833		
Q20	0.278	0.8747	212.0	0.00541	0.2790	From QUDM T4.5.3			
Q50	0.278	0.9580	250.0	0.00541	0.3604				
Q100	0.278	0.9996	279.0	0.00541	0.4197				

### 3. Post Developed Site Flows and Management

#### 3.1 Post Developed Flows

The proposed development of the site increases the existing fraction impervious value indicated to a fraction impervious value of 0.898 as per the table below. Based on this value, a  $C_{10}$  value of 0.879 (From QUDM Table 4.5.3) was adopted.

The proposed extension to the existing paint store does not incur any additional impervious area, since it is being constructed to replace pavement. The new access also replaces existing impervious area, including a building to be demolished and partial area of the existing hardstand.

Total Site Area	0.5413 ha
Proposed Concrete Slab	0.0105 ha
Proposed Access and Parking (Total)	0.1018 ha
Demolished Impervious Area	0.0221 ha
<b>New Impervious Area</b>	<b>0.0902 ha</b>
<b>Total Post-Development Impervious Area</b>	<b>0.4864 ha</b>
<b>Fraction Impervious (Total / Site Area)</b>	<b>0.898</b>

An overall time of concentration ( $T_c$ ) of 7 minutes has been adopted in accordance with QUDM Figure 4.4.

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

POST DEVELOPED						TC= 7 min			
Development Area		0.5413 ha							
F		C		I		A		Q	
AreaA	sq kms	co eff	mm/hr	sq kms	m3/sec				
Q2	0.278	0.7475	119.0	0.00541	0.1339	Fi	0.898		
Q5	0.278	0.8354	158.0	0.00541	0.1986	I <sub>10</sub>	65.10	mm/hr	
Q10	0.278	0.8794	185.0	0.00541	0.2448	C <sub>10</sub>	0.879		
Q20	0.278	0.9234	212.0	0.00541	0.2946	From QUDM T4.5.3			
Q50	0.278	1.0000	250.0	0.00541	0.3762				
Q100	0.278	1.0000	279.0	0.00541	0.4198				

When compared with the pre-developed site discharge rate, we note a minor increase in flow for all recurrence intervals. Refer table below:

<b>COMPARING PRE-TREATMENT FLOWS</b>			
<b>EVENT ARI</b>	<b>PRE-DEV (m3/sec)</b>	<b>POST -DEV (m3/sec)</b>	<b>CHANGE</b>
Q2	0.1268	0.1339	5.57%
Q5	0.1882	0.1986	5.57%
Q10	0.2319	0.2448	5.57%
Q20	0.2790	0.2946	5.57%
Q50	0.3604	0.3762	4.39%
Q100	0.4197	0.4198	0.04%



### 3.3 Discharge Flow Management

It is proposed that site flows are redirected and retained as follows;

#### 3.3.1 Proposed Shop Extension

Roofwater flows from the proposed extension will discharge via downpipes to the extended concrete swale, which will direct flows to the existing field inlet located to the west of the building on the adjoining allotment.

#### 3.3.2 Existing Access and Parking

The proposed extension footprint will impact the existing concrete drain flowing south-west to an existing field inlet. It is proposed to extend and redirect the channel around the extension generally following the existing formation.

#### 3.3.3 Proposed Access and Parking

It is proposed to reduce the anticipated site flows with on-site detention within the proposed access / parking area off Seigle Street. Four different Rational Method detention sizing calculation methods (Basha, Carroll, Boyd and Culp) were analysed to determine the required detention volume. Based on the Rational Method detention sizing, a maximum required detention volume of 5.56m<sup>3</sup> was identified, as per the table below.

Storm Event Flow (m <sup>3</sup> /sec)	Development Case		Storage Volume Basha (m <sup>3</sup> )	Storage Volume Carroll (m <sup>3</sup> )	Storage Volume Boyd (m <sup>3</sup> )	Storage Volume Culp (m <sup>3</sup> )	Storage Volume Max (m <sup>3</sup> )
	Pre	Post					
Q5	0.1882	0.1986	0.38	0.02	5.56	2.05	5.56
Q100	0.4197	0.4198	0.06	0.00	0.09	0.03	

The parking area / access is to be graded to form a shallow detention basin with a minimum 1 in 100 grade from edge of pavement to the centre of pavement which, assuming the edge of pavement levels will generally follow existing site levels, will provide approximately 10m<sup>3</sup> of storage. Flows from the basin are to drain to a field inlet and discharge to the existing pit located on the southern boundary of the property, which connects to a lawful point of discharge. In a 1% AEP event the basin will initially discharge to the existing concrete surface drain before flowing down the new access to High street as overland flow.

### 3.4 Stormwater Quality Management

Since the existing site does not have any existing quality management in place and the increase in flows is not considered significant, it is currently not considered necessary to employ further quality management at this time.

#### **4. Conclusion**

The proposed development will incur a minor increase in flows. It is proposed to mitigate this by forming a shallow detention basin in the proposed access, which discharges to a pit connected to the lawful point of discharge to the south of the property. The concrete drain impacted by the proposed shop extension is to be redirected around the extension to its existing point of discharge.

Ashleigh Doherty

For and On Behalf of

Dileigh Consulting Engineers Pty Ltd

## Appendix A – Stormwater Management Strategy Drawings

# STORMWATER MANAGEMENT ASSOC WITH AN MCU 63-69 HIGH STREET, BERSERKER INSPIRATIONS PAINT



LOTS 4 & 5 ON PL4011, LOTS 25 & 27-30 ON RP603411,  
LOTS 31 & 33 ON RP607137 AND LOTS 2 & 3 ON RP617326  
D20.090

EXISTING LEVELS AND SERVICES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND LEVELS OF ALL EXISTING SERVICES WITH THE RELEVANT AUTHORITIES INCLUDING "DIAL BEFORE YOU DIG" PRIOR TO COMMENCING CONSTRUCTION. ANY COSTS ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE PAID FOR BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THAT THE EXISTING LEVELS ARE AS PER THIS DESIGN WHERE CONNECTIONS TO EXISTING INFRASTRUCTURE ARE REQUIRED. ANY DIFFERENCES TO BE NOTIFIED TO THE ENGINEER PRIOR TO ORDERING MATERIALS OR COMMENCING ANY WORKS.
3. PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO WASTES BEING REMOVED OR CROSSING SERVICES OR PIPELINE. ANY CLASHES TO BE NOTIFIED TO THE ENGINEER PRIOR TO COMMENCING.
4. PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL VERIFY LOCATION AND DETAILS OF ALL EXISTING SERVICE CONNECTIONS TO NEW ALLOTMENTS PREVIOUSLY INSTALLED



LOCALITY PLAN  
(Not To Scale)

CIVIL WORKS DRAWING INDEX

SH.	DWG. No.	DRAWING TITLE
-	D20.090-00	TITLE SHEET
1	D20.090-01	EXISTING SITE LAYOUT
2	D20.090-02	PROPOSED SITE LAYOUT



ACN 121 309 171      Phone: 07 49112553  
47 Normanby Street      Fax: 07 49383660  
Yeppoon, Queensland      Email: admin@dileigh.com.au  
4703





LEGEND

- CATCHMENT AREA
- EXISTING CONTOUR
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING STORMWATER LINE AND INLET
- EXISTING ROOF AREA
- EXISTING ACCESS PAVEMENT
- EXISTING CONCRETE SLAB
- EXISTING HARDSTAND

EXISTING SITE					TC=		7 min	
Development Area		0.5413 ha						
F	C	I	A	Q				
sq kms	co eff	mm/hr	sq kms	m3/sec				
Q2	0.278	0.7081	119.0	0.00541	Fi	0.732		
Q5	0.278	0.7914	158.0	0.00541	I <sub>10</sub>	65.10	mm/hr	
Q10	0.278	0.8330	185.0	0.00541	C <sub>10</sub>	0.833		
Q20	0.278	0.8747	212.0	0.00541	From QUDM T4.5.3			
Q50	0.278	0.9580	250.0	0.00541				
Q100	0.278	0.9996	279.0	0.00541				
					0.4197			

EXISTING SITE HYDROLOGY

DRAFT ISSUE  
NOT FOR CONSTRUCTION

SCALE  
0 2.5 5 7.5 10  
DESCRIPTION

REV

REVISION

DATE

20/04/2020

INSPIRATIONS PAINT  
STORMWATER MANAGEMENT ASSOC WITH AN MCU  
63-69 HIGH STREET, BERSERKER  
EXISTING SITE LAYOUT

Drawn by

AMD

Checked by

GLB

Approved

GLENN J. BROWN

RPEC

7662

20/04/2020

ACN 121 339 171  
171 Yarra Street  
Yarra, Queensland 4703  
Phone: 07 4912553  
Email: admin@daleigh.com.au

DILEIGH

CIVIL / STRUCTURAL DESIGN & PROJECT MANAGEMENT

SHEET 01 OF 02

A

DRAFT ISSUE  
NOT FOR CONSTRUCTION

D20.090-02  
SHEET 02 OF 02

INSPIRATIONS PAINT  
STORMWATER MANAGEMENT ASSOC WITH AN MCU  
63-89 HIGH STREET, BERSERKER  
PROPOSED SITE LAYOUT

Drawn by: AMD  
Checked by: GJB  
Approved: GLENN J. BROWN  
RPEC  
1662  
20.04.2020

ACN 121 339 171  
Yepoon, Queensland 4703  
Phone: 07 49112553  
Email: admin@daleigh.com.au

DATE: 20/04/2020  
REV: A  
REVISION: FOR APPROVAL

SCALE  
0 2.5 5 7.5 10  
DESCRIPTION

POST DEVELOPMENT SITE HYDROLOGY

POST DEVELOPMENT Development Area					0.5413 ha		TC= 7 min	
Area	A	F	C	I	A	Q		
sq kms	sq kms	coeff	mm/hr	sq kms	m3/sec			
Q2	0.278	0.7475	119.0	0.00541	0.1339			
Q5	0.278	0.8354	158.0	0.00541	0.1986			
Q10	0.278	0.8794	185.0	0.00541	0.2448			
Q20	0.278	0.9234	212.0	0.00541	0.2946			
Q50	0.278	1.0000	250.0	0.00541	0.3762			
Q100	0.278	1.0000	279.0	0.00541	0.4198			

		Fi		0.898
		I <sub>10</sub>		65.10 mm/hr
		C <sub>10</sub>		0.879
From QUDM T4.5.3				

Fi	0.898
I <sub>10</sub>	65.10 mm/hr
C <sub>10</sub>	0.879
From QUDM T4.5.3	

POST DEVELOPMENT SITE HYDROLOGY

LEGEND

- CATCHMENT AREA
- EXISTING CONTOUR
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING STORMWATER LINE AND INLET
- EXISTING ROOF AREA
- EXISTING ACCESS PAVEMENT
- EXISTING CONCRETE SLAB
- EXISTING HARDSTAND
- PROPOSED STORMWATER LINE AND INLET
- PROPOSED ROOF AREA
- PROPOSED ACCESS PAVEMENT
- PROPOSED CONCRETE SLAB
- FUTURE ROOF AREA
- PROPOSED DOWNPIPE LOCATION
- OVERLAND FLOW (Q100)

COMPARING PRE-TREATMENT FLOWS			
EVENT	ARI	PRE-DEV	POST-DEV CHANGE
Q2	0.1288	0.1339	5.57%
Q5	0.1882	0.1986	5.57%
Q10	0.2319	0.2448	5.57%
Q20	0.2790	0.2946	5.57%
Q50	0.3604	0.3762	4.39%
Q100	0.4197	0.4198	0.04%

