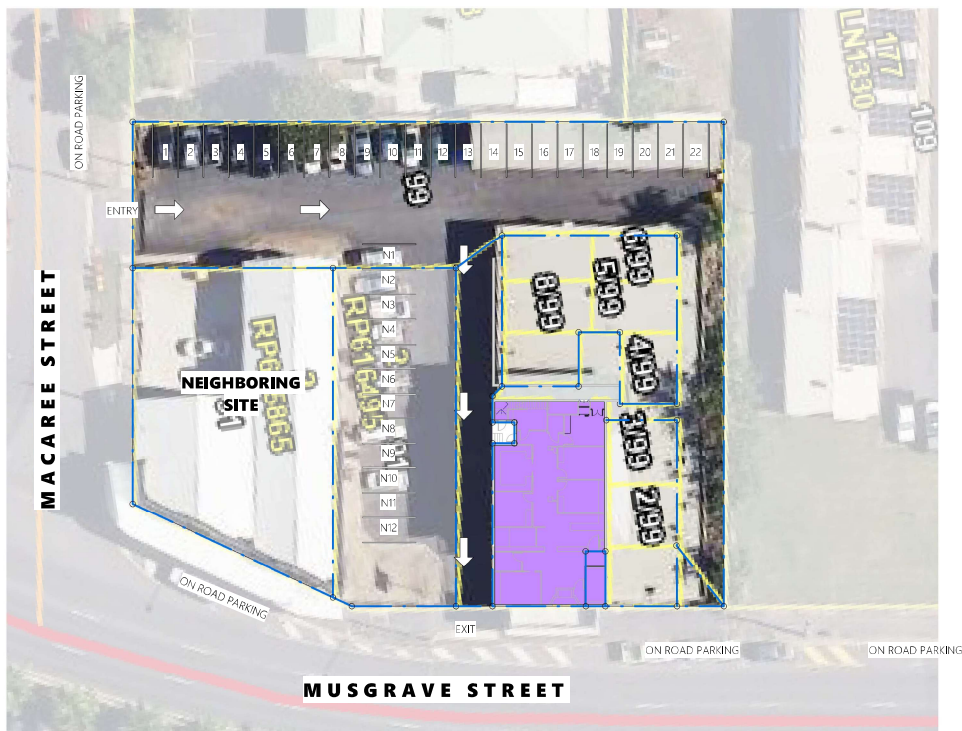


22 (9 COVERED)
12 (NOTED 'N')



Site Plan

1 : 400

DO NOT SCALE DRAWING
ALL DIMENSION IN MILLIMETERS

No:	Description:	Date:	REVISIONS
1	PRELIMINARY	04.02.2025	

ISSUED FOR
PRELIMINARY

Project:

DENTAL FITOUT

Address:

**99 MUSGRAVE STREET,
NORTH ROCKHAMPTON**

Drawing Title:

SITE PLAN - PARKING



0407 271 336 M

info@dezignelements.com.au E

QBCC No: 1247120

BDAQ No: 0001677

Scale: 1 : 400

Rev:	
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Date: FEB 2025

9 AM

Drawn:	Author
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7:54:59

Project No:	D
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No:	9/2025
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25 024

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ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

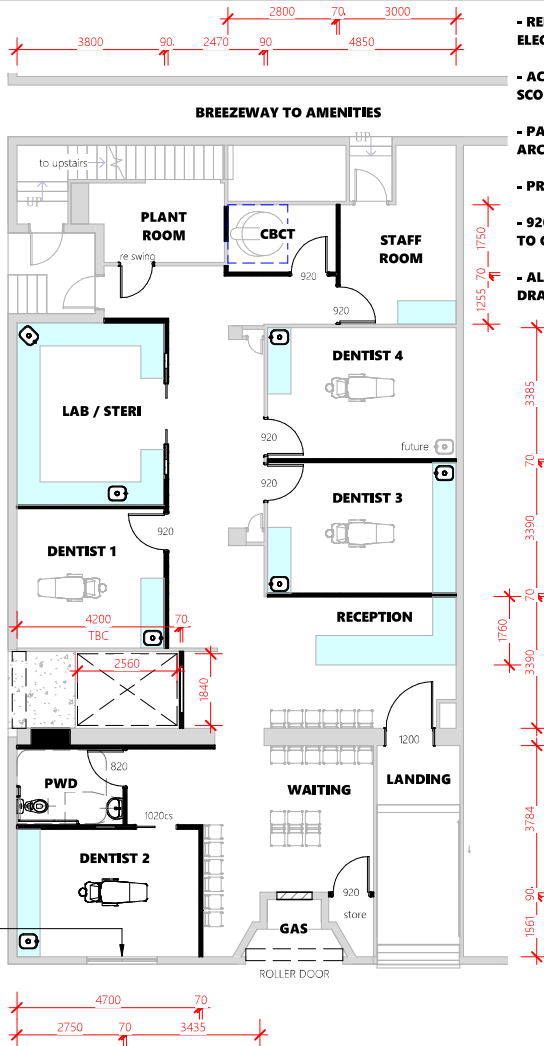
These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/8-2026

Dated: 13 May 2026

SCOPE OF WORKS

- NEW STUD WALLS (REFER TO WALL FINISH PLAN & SHIELDING DESIGN DETAILS)
- SPECIAL BASE COAT TO BE USED TO PLASTERBOARD IN DENTAL AND CBCT ROOM (REFER SHIELDING REPORT)
- NEW VINYL FLOORING THROUGHOUT, COVER UP WALL SKIRTING 150mm
- REPAINT THROUGHOUT
- NEW 70mm STANDARD PLASTERBOARD CORNICES THROUGHOUT
- PATCH / PAINT EXISTING CEILING
- NEW WINDOW / DOORS AS NOTED
- NEW CABINETRY (CYAN HATCH) - CABINET MAKER TO DETAIL
- CONNECT WATER / PLUMBING TO DENTIST CHAIRS
- CUT / REINSTATE FLOOR
- ELECTRICAL & LIGHTING
REFER TO PRELIMINARY PLAN (FINAL LOCATION TO BE CONFIRMED WITH CLIENT)
- MECHANICAL
REFER TO PRELIMINARY PLAN
- DENTIST 1 1x 3.0kw SPLIT UNIT
- DENTIST 2 1x 3.0kw SPLIT UNIT
- DENTIST 3 1x 3.0kw SPLIT UNIT
- DENTIST 4 1x 3.0kw SPLIT UNIT
- WAITING 1x 5.0kw SPLIT UNIT
- STERILISATION 1x 3.0kw SPLIT UNIT
- MOUNTING & DRAINAGE LOCATIONS TO BE CONFIRMED
- NEW LIFTING PLATFORM (TO BE CONFIRMED BY SUPPLIER)



- REMOVE SECTION OF EXISTING WALL SHEETING FOR NEW ELECTRICAL (AS REQUIRED).

- AC CONTRACTOR TO CONFIRM EXISTING SYSTEM AND SCOPE OF WORKS FOR PROPOSED

- PAINT FINISH TO ALL EXISTING AND NEW (WALLS, ARCHITRAVES, CEILING (when not grid), DOORS

- PROVIDE NEW PLUMBING FIXTURES WHERE SHOWN

- 920 DOORS TO DENTIST ROOMS TO HAVE VIEWING PANEL TO COMPLY WITH SHIELDING REPORT. 1020cs DOORS

- ALL JOINERY TO JOINERY MANUFACTURES DETAILS / DRAWINGS.

DO NOT SCALE DRAWING
ALL DIMENSION IN MILLIMETERS

No.	Description:	Date
A	FOR APPROVAL	16/02/2022
B	UPDATED FOR APPROVAL	27/02/2022
C	UPDATED FLOOR	06/05/2023

REVISIONS

ISSUED FOR
PRELIMINARY

Project:	DENTAL FITOUT
Address:	99 MUSGRAVE STREET, NORTH ROCKHAMPTON
Drawing Title:	PROPOSED FLOOR PLAN



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info@designelements.com.au E
QBCC No: 1247120 BDAQ No: 0001677

Scale:	1 : 100	Rev:	X
Date:	JULY 2022		
Drawn:	NJB		
Project No:	22_129	Drawing No:	A-03

Proposed Floor Plan

1 : 100

ROCKHAMPTON REGIONAL COUNCIL APPROVED PLANS

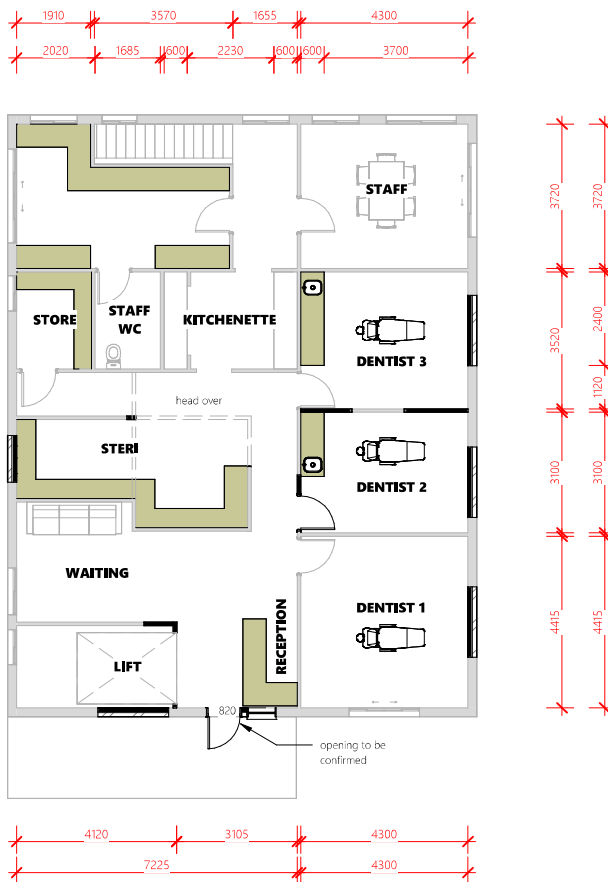
These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/8-2026

Dated: 13 May 2026

Proposed Upper Floor

1 : 100



DO NOT SCALE DRAWING ALL DIMENSION IN MILLIMETERS

No.	Description:	Date:
1	PRELIMINARY	04.02.2025

REVISIONS

ISSUED FOR PRELIMINARY

Project:	DENTAL FITOUT
Address:	99 MUSGRAVE STREET, NORTH ROCKHAMPTON
Drawing Title:	PROPOSED UPPER PLAN



0407 271 336 M
info@designelements.com.au E
QBCC No: 1247120 BDAQ No: 0001677

Scale:	1 : 100	Rev:	1
Date:	FEB 2025		
Drawn:	NJB		
Project No:	25_024	Drawing No:	A-05



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: **D/8-2026**

Dated: **13 May 2026**

Technical Memorandum

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/8-2026

Dated: 13 May 2026

To:

Natasha Pillay
Serenity Dental Rockhampton
natasha.pillay@serenity-dental.com.au

From

Chris Hewitt
RPEQ 5141
McMurtrie Consulting Engineers
chris@mcmengineers.com

1 Introduction

McMurtrie Consulting Engineers (MCE) have been engaged by Serenity Dental Rockhampton as the owner of Lot 10 on BUP60058, 10/99 Musgrave Street to undertake a sight visibility assessment to form a part of a Material Change of Use (MCU) to be submitted to Rockhampton Regional Council. This memorandum assesses the adequacy of the sight distance of the existing access onto Musgrave Street.

2 Site and Context Overview

Location: 10/99 Musgrave Street, Berserker

Formal Identification: Lot 10 on BUP60058

Proposed Development: Dentist



Figure 1 - Site Location of 10/99 Musgrave Street

3 Standards Reference

Australian Standards:

AS/NZS 2890.1:2004 – Parking Facilities – Off-Street Car Parking, providing design and dimension standards for parking facilities.

4 Sight Access Assessment

A sight distance assessment has been undertaken in accordance with the requirements of AS2890.1: Off-Street Parking, adopting a design speed of 70 km/h along Musgrave Street. The application of AS2890.1 is considered appropriate given the urban context of the site and the nature of the proposed development. The assessment demonstrates that vehicles exiting the site are provided with an available sight distance to the leftmost traffic lane of 85 metres (minimum requirement) and 97 metres (desirable requirement) in accordance with AS2890.1 guidelines. To maintain adequate sight distance across the full approach lane, it is recommended that two on-street parking spaces adjacent to Lot 2 on RP605865 be prohibited. Refer to the attached Sight Distance Plan for detailed assessment outcomes and supporting design information.

5 Conclusion

The existing site access at 10/99 Musgrave Street has been assessed in accordance with the sight distance requirements outlined in AS2890.1: Off-Street Parking. The assessment confirms that the access arrangement provides adequate sight distance for vehicles exiting the development.

Based on a design speed of 70 km/h along Musgrave Street, the available sight distance at the access point achieves compliance with the minimum requirement of 85 metres and satisfies the recommended desirable sight distance of 97 metres as prescribed by AS2890.1. These distances ensure that drivers exiting the site have sufficient visibility to identify and respond to oncoming vehicles in the nearest traffic lane under normal operating conditions. To further enhance driver visibility and maintain clear sight lines along the approach lane, it is proposed that two on-street parking spaces located adjacent to Lot 2 on RP605865 be prohibited. The removal of these parking spaces will ensure unobstructed visibility of approaching traffic, thereby improving operational safety and compliance with the sight distance criteria.

The assessment concludes that, subject to the implementation of the above parking restrictions, the existing access configuration is satisfactory from a traffic safety and operational performance perspective.

Prepared by:

Rhien Crouch

Civil Engineer BEng (Civil) (Hons)

Approved by:



Chris Hewitt

Principal Civil Engineer RPEQ 5141

ISO A1 594mm x 841mm

FILENAME: R:25-26\R002-25-26 - Civil Minor Jobs (under \$5000)\010 - 10_99 Musgrave St, Berserker\Design\DWG\99 Musgrave St.dwg

PLOT DATE: 6/11/2025 11:47:41 AM



PROJECT STAMP

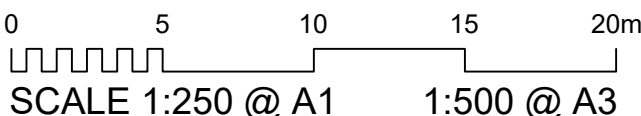
DRAWING SCALE

ISSUE/REVISION

PROJECT MANAGEMENT

PROJECT IDENTIFIER

ISSUED FOR INFORMATION



ISSUE	REV	DATE	DES	DESCRIPTION
INFO	A	6/11/25	NH	ISSUED FOR INFORMATION

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DATUM	SURVEY	



McMurtrie Consulting Engineers

ROCKHAMPTON | BUNDABERG
PH (07) 4921 1780 | mail@mcmengineers.com | MCMENGINEERS.COM

CLIENT SERENITY DENTAL ROCKHAMPTON
PROJECT 10_99 MUSGRAVE ST BERSERKER
TITLE 99 MUSGRAVE ST VISIBILITY CHECK

DRAWING NUMBER
R0022526010-SK0001

REVISION
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