From: "Development Advice"
Sent: Tue, 4 Apr 2023 16:11:57 +1000
To: "'admin@astpd.com.au'" <admin@astpd.com.au>
Cc: "Aidan Murray" <Aidan.Murray@rrc.qld.gov.au>
Subject: (ECM:40441867) D/21-2022 - Amended Decision Notice and Amended Approved Plans - Material Change of Use and Operational Works - Two (2) Food and Drink Outlets and Operational Works for Advertising Devices (3 x Freestanding Pylon Signs and 4 x Wall Signs) -
Attachments: D21-2022 - Amended Decision Notice.pdf, D21-2022 - OPWKS Advertising Device Approved Amended Plans.pdf, D21-2022 - MCU Approved Amended Plans.pdf, D21-2022 - Referral Agency Conditions.pdf
Categories: ECM

Good Afternoon,

Please find attached Amended Decision Notice and Associated Documents for the abovementioned application.

Should you have any queries please do not hesitate to contact the Development Advice Centre on 4936 8099.

Kind regards,
Stephanie Parsons
Development Support Officer I Support Services - Development Advice Centre
Rockhampton Regional Council
Phone: 4936 8099 I Email: developmentadvice@rrc.qld.gov.au I
Address: Po Box 1860, Rockhampton Qld 4700 I Web: www.rockhamptonregion.qld.gov.au
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ACCOUNTABLE | CUSTOMER FOCUSED | PEOPLE DEVELOPMENT | ONE TEAM | CONTINUOUS IMPROVEMENT

Decision Notice Approval (amended)

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016 for a decision notice (approval) under s83 Planning Act 2016

Application number:	**D/21-2022**	Contact:	Aidan Murray
Notice Date:	4 April 2023	Contact Number:	07 4936 8099

APPLICANT DETAILS

Name:	**Puget Sound Pty Ltd**	
Postal address:	**C/- Adams + Sparkes Town Planning** **PO BOX 1000** **BUDDINA QLD 4575**	
Phone no:	Mobile no:	Email: admin@astpd.com.au

I acknowledge receipt of the above change application on 6 March 2023 and confirm the following:

DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for Two (2) Food and Drink Outlets and Operational Works for Advertising Devices (3 x Freestanding Pylon Signs and 4 x Wall Signs)

PROPERTY DESCRIPTION

Street address:	87 and 93 Fitzroy Street, Rockhampton City
Real property description:	Lot 34 on SP107136, Lot 2 on RP603146, Lot 2 on RP848798 and Lots 1 and 2 on RP604178

Dear Puget Sound Pty Ltd

I advise that, on 28 March 2023 the above change application was:

☒ approved in full with conditions* (refer to the conditions contained in **Attachment 1**)

*Note: The conditions show which conditions have been imposed by the assessment manager and which conditions have been imposed by a referral agency.

CHANGES TO CONDITIONS

The conditions which have been changed or cancelled are as follows:

1)	Item 5	Changed	28 March 2023
2)	Condition 2.1	Changed	28 March 2023

1. DETAILS OF THE APPROVAL

The following approvals are given:

	Development Permit	Preliminary Approval

Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Material change of use - Operational work	☒	☐

2. CONDITIONS

This approval is subject to the conditions in Attachment 1.

3. FURTHER DEVELOPMENT PERMITS REQUIRED

Please be advised that the following development permits are required to be obtained before the development can be carried out:

Type of development permit required	Subject of the required development permit
Operational Works	*Road Works* *Access and Parking Works* *Sewerage Works* *Roof and Allotment Drainage Works*
Building Works	*Demolition Works* *Building Works*
Plumbing and Drainage Works	

4. REFERRAL AGENCIES

The following Referral Agencies were activated by this application.

For an application involving	Name of agency	Role of Agency	Contact Details
STATE TRANSPORT INFRASTRUCTURE (State Transport Corridors and Future State Transport Corridors)			
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of premises near a State transport corridor or that is a future State transport corridor			
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection	The chief executive of the department in which the *Planning Act 2016* is administered: State Development, Infrastructure, Local Government and Planning (State Assessment and Referral Agency Department)	Concurrence	In person: Level 2, 209 Bolsover Street, Rockhampton City Online lodgement using MyDAS2: https://prod2.dev-assess.qld.gov.au/suite/ Email: RockhamptonSARA@dsdilgp.qld.gov.au Postal: PO Box 113 Rockhampton Qld 4700

5. THE APPROVED PLANS

The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

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Plan / Document Name	Prepared by	Date	Reference No.	Version / Issue
Cover Page	Verve Building Design Co	05 October 2022	21185 DA00	Rev C
Existing Site Plan	Verve Building Design Co.	17 May 2022	21185 DA01	Rev B
Proposed Site Plan	Verve Building Design Co.	05 October 2022	21185 DA02	Rev G
Building Elevations & Perspectives	Verve Building Design Co.	05 October 2022	21185 DA03	Rev C
Building Elevations & Perspectives	Verve Building Design Co.	05 October 2022	21185 DA04	Rev C
Building Elevations & Perspectives	Verve Building Design Co.	05 October 2022	21185 DA05	Rev C
Building Perspectives	Verve Building Design Co.	05 October 2022	21185 DA06	Rev C
Tenancy 1 – Seating Area Plan	Verve Building Design Co.	01 March 2022	21185 DA07	Rev A
Tenancy 2 – Seating Area Plan	Verve Building Design Co.	01 March 2022	21185 DA08	Rev A
Vehicle Swept Path Analysis	TTM Consulting Pty Ltd	15 October 2022	21BRT0461-10 (Sheets 1 to 5)	Rev. B
Preliminary Signage & Pavement Marking Plan	TTM Consulting Pty Ltd	03 August 2022	21BRT0461-11	Rev A
Proposed Upgrade Concept Plan	TTM Consulting Pty Ltd	03 August 2022	21BRT0461-12	Rev B
Landscape Concept Plan	Andrew Gold Landscape Architecture	18 October 2022	22.107 (Sheet 1)	Issue B
Proposed Planting Schedule	Andrew Gold Landscape Architecture	18 October 2022	22.107 (Sheets 2 and 3)	Issue B
Site Based Stormwater Management Plan	Milanovic Neale Consulting Engineers	23 February 2023	C5656	Rev A

OPERATIONAL WORK (ADVERTISING DEVICES)

Plan / Document Name	Prepared by	Date	Reference No.	Version / Issue
Signage Plan	Verve Building Design Co.	13 October 2022	21185 Z010	C
External Signage	Verve Building Design Co.	18 May 2022	21185 Z011	B

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Plan / Document Name	Prepared by	Date	Reference No.	Version / Issue
Details – T1				
External Signage Details – T1	Verve Building Design Co.	18 May 2022	21185 Z012	B
External Signage Details – T2	Verve Building Design Co.	17 May 2022	21185 Z013	A
External Signage Details – T2	Verve Building Design Co.	17 May 2022	21185 Z014	A

6. CURRENCY PERIOD FOR THE APPROVAL (s.85 of the Planning Act)

The development approval lapses at the end of the following periods:

(a) For any part of the development approval relating to a material change of use – if the change of use does not happen within six (6) years after the approval starts to have effect, if not stated otherwise in the conditions of approval attached; and

(b) For any other part of the development approval – if the development does not substantially start within six (6) years after the approval starts to have effect, if not stated otherwise in the conditions of approval attached.

7. STATEMENT OF REASONS

Description of the development	Material Change of Use for Two (2) Food and Drink Outlets and Operational Works for Advertising Devices (3x Freestanding Pylon Signs and 4x Wall Signs)	
Reasons for Decision	Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity.	
Assessment Benchmarks	The development was assessed against the following assessment benchmarks: • Specialised Centre Zone Code; • Access, Parking and Transport Code; • Landscape Code; • Stormwater Management Code; • Waste Management Code; • Water and Sewer Code; and • Airport Environs Overlay Code.	
Compliance with assessment benchmarks	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.	
	Assessment Benchmark	**Reasons for the approval despite non-compliance with benchmark**
	Specialised Centre Zone Code PO4	The development does not comply with Acceptable Outcome (AO) 4.1 as the building setbacks to George Street are 14.85m, which is greater than six (6) metres or twenty (20) percent of the setback of the adjoining accommodation building. The increased setback allows for suitable landscaping

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		to be established along the road frontages without compromising internal vehicle manoeuvring areas. This contributes to an attractive streetscape, improving the existing situation and achieving the Performance Outcome (PO) 4, and is supported by reasonable and relevant landscaping conditions.
	Specialised Centre Zone Code PO5	The development does not comply with Acceptable Outcome (AO) 5.1 as the landscape strip along the frontage with Fitzroy Street (state-controlled road) is 0.8 metres rather than the 1.5 metres prescribed. The site area immediately adjoining the landscaping along Fitzroy Street is proposed to be used for drive-thru vehicle traffic. The drive-thru area is screened by a trellis structure which allows for vertical planting. These measures will mitigate and soften the visual impacts of the highway traffic and proposed commercial uses the development is considered to comply Performance Outcome (PO) 5.
	Specialised Centre Zone Code PO14	The development does not comply with Acceptable Outcome (AO) 14.2 which states that buildings on corner sites should provide active frontages with the main entrance addressing the principal street or street corner. Both Fitzroy Street and George Street are state-controlled roads, with George Street being the higher order road (highway). Despite the building entrances not directly addressing the street frontages, there are design elements that assist in accentuating their location. The primary vehicle and pedestrian accesses are via George Street with the internal directional and advertising signage directing customers toward the building entrance for each tenancy. The frontage of Tenancy 1 to Fitzroy Street is enhanced with vertical trellis planting and variation in the building cladding to improve visual amenity. The development is considered to generally achieve the intent of Performance (PO) 14.
	Access, Parking and Transport Code PO2	The development may not comply with Acceptable Outcome (AO) 2.1 as the proposed access driveway is located close to existing infrastructure which may require relocation or modification as a result of the development. Detailed proposal plans for works to be undertaken will be required at Operational Works stage of the development. Should any relocation or modification of existing infrastructure be required, this can be addressed as part of the Operational Works application to ensure no disruption to infrastructure occurs, thereby complying with Performance Outcome PO2.
	Access, Parking and Transport Code PO14	The development does not comply with Acceptable Outcome AO14.2 which prescribes that “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.” The proposal is for access via a highway but does not involve a service road. The development involves co-location of two (2) food and drink outlet tenancies which share joint access arrangements. George Street is a state-controlled road and has been

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		assessed by the asset owner (Department of Transport and Main Roads) as part of a concurrence referral. Reasonable and relevant conditions have been applied within the Referral Agency Response attached to this Decision Notice. It is acknowledged the development introduces greater than 100 vehicle movements per day to Campbell Lane (Urban Access Place), which conflicts with Acceptable Outcome (AO) 14.3. Council officers have assessed the application based on the Traffic Impact Assessment (TIA), other statements and plans provided by a traffic engineer. Council officers have determined that an upgrade to Campbell Lane is required as a result of the development, in accordance with *Capricorn Municipal Development Guidelines*. Reasonable and relevant conditions have been applied to the development to ensure there are no resulting negative impacts on the safety, operation and function of the laneway and Council's road network, thereby complying with Performance Outcome (PO) 14.
	Stormwater Management Code PO3	The development conflicts with Acceptable Outcome (AO) 3.2 as the proposed stormwater does not strictly comply with the *State Planning Policy – Guideline – Water*. A lack of existing underground infrastructure in the vicinity of the development and the relative flatness of the site and surrounds makes it difficult to incorporate any additional detention provisions other than the extra capacity afforded by the proposed roof water tanks and swales. The submitted Stormwater Management Plan concludes that despite the lack of underground infrastructure and given the minor increases in runoff, and capacity of the roadway to convey the increased runoff, it is not expected that the development will cause an actionable nuisance to adjacent or downstream properties. Whilst the proposed development will result in additional runoff from the site, Council is satisfied that the Developer has made all reasonable attempts to mitigate the increased runoff. The proposal minimises risk to people and property and provides for safe access and maintenance, as much as practicable for the site. The development therefore complies with the Performance Outcome (PO) 3.
	Stormwater Management Code PO15 PO16	The development does not comply with Acceptable Outcomes (AO) 15.1 and 16.1 as the proposed stormwater quality measures do not meet the reduction targets outlined in the *State Planning Policy – Guideline – Water Quality*. The flat terrain and lack of stormwater infrastructure in the vicinity does not support incorporating any proprietary quality products as the outlets cannot be directed effectively. The Applicant has proposed rainwater tanks and some vegetated swales along the boundaries of the site which will provide some pollutant reduction. Given the site constraints, Council is satisfied that the Developer has made all reasonable attempts to achieve effective stormwater design objectives and minimise the entry and transport of contaminants into stormwater. The development is therefore considered to be compliant with the Performance Outcomes (PO) 15 and 16.

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	Advertising Devices Code PO1	Some of the proposed signage (advertising devices) associated with the development conflicts with some aspects of Acceptable Outcome (AO) 1.2 and the Sign Specific Outcomes prescribed by Table 9.3.2.3.2. These conflicts are: • The proposal includes three (3) freestanding signs (pylon signs) when outcome specifies only one (1) freestanding sign at any one (1) premises. • The proposed freestanding signs (pylon signs) are located within 100 metres of other freestanding signs on other premises along the southbound and westbound directions of travel. • Two (2) of the proposed freestanding signs (first on George Street and second on corner of George Street and Fitzroy Street) are twelve (12) metres tall and therefore exceed the prescribed maximum height of ten (10) metres. • The three (3) proposed freestanding signs (pylon signs) are not setback the required minimum distance i.e. three (3) metres or half the height of the sign, whichever is greater. • One wall sign for Tenancy 1 and three (3) wall signs for Tenancy 2 project above the parapet of their respective walls. Despite these conflicts, the proposed advertising devices are considered to generally be consistent with and achieve Performance Outcome (PO) 1, in that: • The proposed signage seeks to capitalise on the high potential exposure to highway traffic. The signs are generally of a size and scale that is consistent with the visual amenity and character of other commercial signage within the immediate vicinity and local area. • The advertising devices will not visually dominate or adversely impact on the amenity of the premises or streetscape. • The three (3) freestanding signs (pylon signs) are located within landscaping areas so as to not impede vehicle or pedestrian movements, interfere with sight lines or reduce safety levels. • The advertising devices are designed with durable and whether resistant materials to integrate with other design elements of the development. • The proposed signage caters for both tenancies and do not result in proliferation of unnecessary advertising.
Matters prescribed by regulation	• The *Rockhampton Region Planning Scheme 2015* (version 2.2); and • The common material, being the material submitted with the application.	

8. APPEAL RIGHTS

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The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016).*

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 2 is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

9. WHEN THE DEVELOPMENT APPROVAL TAKES EFFECT

This development approval takes effect:

- From the time the decision notice is given – if there is no submitter and the applicant does not appeal the decision to the court.

Or

- When the submitter's appeal period ends – if there is a submitter and the applicant does not appeal the decision to the court.

Or

- Subject to the decision of the court, when the appeal is finally decided – if an appeal is made to the court.

10. ORIGINAL DECISION ASSESSMENT MANAGER

Name:	**Amanda O'Mara** **COORDINATOR** **DEVELOPMENT ASSESSMENT**	Date: 14 December 2022

11. ASSESSMENT MANAGER

Name:	**Amanda O'Mara** **COORDINATOR** **DEVELOPMENT ASSESSMENT**	Signature:	Date: 4 April 2023

C/C State Development, Infrastructure, Local Government and Planning (State Assessment and Referral Agency Department) - RockhamptonSARA@dsdilgp.qld.gov.au

Attachment 1 – Conditions of the approval

Part 1 – Conditions imposed by the assessment manager *[Note: where a condition is imposed about infrastructure under Chapter 4 of the Planning Act 2016, the relevant provision of the Act under which this condition was imposed must be specified.]*

Part 2 – Conditions required by the referral agency response

Attachment 2—Extract on appeal rights

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MATERIAL CHANGE OF USE FOR TWO (2) FOOD AND DRINK OUTLETS

1.0 ADMINISTRATION

1.1 The Developer and their employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.

1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:

1.3.1 to Council's satisfaction;

1.3.2 at no cost to Council; and

1.3.3 prior to the commencement of the use,

unless otherwise stated.

1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.

1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:

1.5.1 Operational Works:

(i) Road Works;

(ii) Access and Parking Works;

(iii) Sewerage Works; and

(iv) Roof and Allotment Drainage Works.

1.5.2 Plumbing and Drainage Works; and

1.5.3 Building Works:

(i) Demolition Works; and

(ii) Building Works.

1.6 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.

1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.

1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

1.9 Lot 34 on SP107136, Lot 2 on RP603146, Lot 2 on RP848798 and Lots 1 and 2 on RP604178 must be amalgamated and registered as one lot prior to the commencement of the use.

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2.0 APPROVED PLANS AND DOCUMENTS

2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by any condition of this development approval:

Plan / Document Name	Prepared by	Date	Reference No.	Version / Issue
Cover Page	Verve Building Design Co	5 October 2022	21185 DA00	Rev C
Existing Site Plan	Verve Building Design Co.	17 May 2022	21185 DA01	Rev B
Proposed Site Plan	Verve Building Design Co.	5 October 2022	21185 DA02	Rev G
Building Elevations & Perspectives	Verve Building Design Co.	5 October 2022	21185 DA03	Rev C
Building Elevations & Perspectives	Verve Building Design Co.	5 October 2022	21185 DA04	Rev C
Building Elevations & Perspectives	Verve Building Design Co.	5 October 2022	21185 DA05	Rev C
Building Perspectives	Verve Building Design Co.	5 October 2022	21185 DA06	Rev C
Tenancy 1 – Seating Area Plan	Verve Building Design Co.	1 March 2022	21185 DA07	Rev A
Tenancy 2 – Seating Area Plan	Verve Building Design Co.	1 March 2022	21185 DA08	Rev A
Vehicle Swept Path Analysis	TTM Consulting Pty Ltd	15 October 2022	21BRT0461-10 (Sheets 1 to 5)	Rev. B
Preliminary Signage & Pavement Marking Plan	TTM Consulting Pty Ltd	3 August 2022	21BRT0461-11	Rev A
Proposed Upgrade Concept Plan	TTM Consulting Pty Ltd	3 August 2022	21BRT0461-12	Rev B
Landscape Concept Plan	Andrew Gold Landscape Architecture	18 October 2022	22.107 (Sheet 1)	Issue B
Proposed Planting Schedule	Andrew Gold Landscape Architecture	18 October 2022	22.107 (Sheets 2 and 3)	Issue B

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Site Based Stormwater Management Plan	Milanovic Neale Consulting Engineers	23 February 2023	C5656	Rev A

Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.

3.0 ROAD WORKS

3.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works required by this development approval.

3.2 All road works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, relevant *Australian Standards* and *Austroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).

3.3 The Developer must upgrade Campbell Lane for the full frontage of the subject site. The upgrades must include new surfacing and associated underlying pavement material, as well as reinstating the central concrete invert.

Note: As an alternative to carrying out the upgrade works detailed in condition 3.3, the Developer may enter into an Infrastructure Agreement with Council.

3.4 The proposed pavement marking at the intersection of Campbell Lane and Denham Street must be configured such that the hold line is aligned with the kerb and channel in Denham Street with a continuity line aligning with the edge of the traffic lane. Consideration must be given to the safe passage of pedestrians within Denham Street crossing Campbell Lane (e.g. provision of a mirror). Details of these works must be submitted at the Operational Works stage.

3.5 All pathways and access ramps must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.

3.6 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.

4.0 ACCESS AND PARKING WORKS

4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.

4.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).

4.3 All car parking and access areas must be paved or sealed to Council's satisfaction. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).

4.4 Service and delivery vehicles, including refuse collection vehicles must be via George Street only.

4.5 Direct vehicle access to the development from Campbell Lane is prohibited. Egress only onto Campbell Lane is permitted. A property note to this effect will be entered against the subject Lot.

4.6 Any redundant vehicular crossovers must be replaced by Council standard kerb and channel.

4.7 All vehicles must ingress and egress the development in a forward gear.

4.8 A minimum of twenty-three (23) parking spaces must be provided on-site.

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4.9 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities".*

4.10 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).

4.11 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.

4.12 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices".*

4.13 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158* "*Lighting for roads and public spaces"*.

4.14 All internal pedestrian pathways must be designed and constructed in accordance with *Australian Standard AS1428 "Design for access and mobility"*.

4.15 Bicycle parking facilities must be provided in accordance with *SC6.4 — Bicycle network planning scheme policy*. The bicycle parking facilities must be located so as encourage casual surveillance and user safety.

5.0 <u>SEWERAGE WORKS</u>

5.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the development site.

5.2 All sewerage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act 2008*, *Plumbing and Drainage Act 2018* and the provisions of a Development Permit for Operational Works (sewerage works).

5.3 The existing sewerage infrastructure within the site must be decommissioned and removed. A new access chamber located adjacent to the southern boundary of the development site is to the provided over the existing main. A new point of connection for the development site will be provided from this access chamber. All other works internal to the site will be privately owned and maintained.

5.4 The finished sewerage access chamber surface must be at a sufficient level to avoid ponding of stormwater above the top of the chamber. A heavy duty trafficable lid must be provided where the access chamber is located within the trafficable area.

5.5 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.

6.0 <u>PLUMBING AND DRAINAGE WORKS</u>

6.1 A Development Permit for Plumbing and Drainage Works must be obtained for the removal and/or demolition of any existing structure on the development site.

6.2 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

6.3 The development must be connected to Council's reticulated sewerage and water networks.

6.4 Adequate domestic and firefighting protection must be provided to the development and must be certified by a hydraulic engineer or other suitably qualified person.

6.5 The proposed development must be provided with a master meter at the development site boundary and sub-meters for each sole occupancy building in accordance with the *Queensland Plumbing and Drainage Code* and Council's Sub-metering Policy.

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6.6 All internal plumbing and sanitary drainage works must be completely independent for each unit/tenancy.

6.7 Alteration, disconnection or relocation of internal plumbing and sanitary drainage works associated with the existing building must be in accordance with regulated work under the *Plumbing and Drainage Act 2018* and Council's Plumbing and Drainage Policies.

7.0 ROOF AND ALLOTMENT DRAINAGE WORKS

7.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the development site.

7.2 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).

7.3 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.

8.0 SITE WORKS

8.1 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.

9.0 BUILDING WORKS

9.1 A Development Permit for Building Works assessable under the Building Assessment Provisions must be obtained prior to the commencement of any building works on the site.

9.2 The existing buildings on the subject land must be demolished and a Development Permit for Building Works (demolition) must be obtained prior to the commencement of demolition works on the development site.

9.3 All external elements, such as air conditioners must be adequately screened, to Council's satisfaction, from public view and so as not to cause a noise nuisance to the adjoining short term accommodation (motel) units.

9.4 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.

9.5 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2019* and must be:

9.5.1 designed and located so as not to cause a nuisance to neighbouring properties;

9.5.2 surrounded by at least a 1.8 metre high screen fence that obstructs from view the contents of the waste storage area by any member of the public from any public place;

9.5.3 of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearances around the bins for manoeuvring and cleaning;

9.5.4 setback a minimum of two (2) metres from any road frontage; and

9.5.5 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2018.*

As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.

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9.6 A minimum 1.8 metre high screen fence must be erected between the subject development site and adjacent short term accommodation (motel) land use on adjoining land to the south of the development.

10.0 LANDSCAPING WORKS

10.1 Landscaping must be constructed and/or established prior to the commencement of the use in all areas shown on the approved plans (refer to condition 2.1).

10.2 Landscaping must be designed in accordance with the requirements of *Australian Standard AS 1428 — Design for access and mobility.*

10.3 Street tree planting must be carried out in accordance with the requirements of *Planning Scheme Policy SC6.12 - Landscape Design and Street Trees Planning Scheme Policy*.

Note: Street trees and landscaping within a state-controlled road reserve must only be established with the consent of the Department of Transport and Main Roads and subject to any required approvals.

10.4 Street trees must be located such that when mature, they do not impact on street lighting, future driveway locations or other infrastructure in accordance with the *Capricorn Municipal Development Guidelines*.

10.5 Street trees and landscaping must not impact on vehicle sight distances in accordance with *Australian Standard AS2890 – Parking Facilities*, or unduly restrict visibility to pedestrians in verge areas.

10.6 Shade trees must comply with the following requirements:

10.6.1 Be planted clear of services and utilities;

10.6.2 Be planted clear of park furniture and embellishments;

10.6.3 Not obstruct pedestrian or bicycle traffic; and

10.6.4 Comply with crime prevention through environmental design principles.

10.7 Shade trees within car parking areas are to be provided and planted within a deep natural ground/structured soil garden bed/island/bay and are protected by wheel stops or bollards as required.

10.8 Root control barriers must be installed where invasive roots may cause damage to car parking areas, pedestrian paths and road carriageways.

10.9 Large trees must not be planted within one (1) metre of the centreline of any sewerage and/or water infrastructure; small shrubs and groundcover are acceptable.

10.10 Landscaping, or any part thereof, upon reaching full maturity, must not:

10.10.1 obstruct sight visibility zones as defined in the Austroads 'Guide to Traffic Engineering Practice' series of publications;

10.10.2 adversely affect any road lighting or public space lighting; or

10.10.3 adversely affect any Council infrastructure, or public utility plant.

10.11 The landscaped areas must be subject to:

10.11.1 a watering and maintenance plan during the establishment moment; and

10.11.2 an ongoing maintenance and replanting programme.

11.0 STREET LIGHTING

11.1 The developer is responsible for all costs associated with the supply and installation of any road lighting or public space lighting in accordance with *Australian Standard AS1158 'Lighting for roads and public spaces*".

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12.0 ELECTRICITY

12.1 Underground electricity services must be provided in accordance with approved Operational Works Plans and the standards and requirements of the relevant service provider.

13.0 TELECOMMUNICATIONS

13.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation. This includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.

Note: The Telecommunications Act 1997 (Commonwealth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required.

14.0 ASSET MANAGEMENT

14.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

14.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.

14.3 'As Constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the commencement of the use. This information must be provided in accordance with the *Asset Design and As Constructed Manual (ADAC).*

15.0 ENVIRONMENTAL

15.1 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan that addresses, but is not limited to, the following:

(i) objectives;

(ii) site location and topography;

(iii) vegetation;

(iv) site drainage;

(v) soils;

(vi) erosion susceptibility;

(vii) erosion risk;

(viii) concept;

(ix) design; and

(x) implementation,

for the construction and post-construction phases of work.

15.2 The Erosion Control and Stormwater Control Management Plan prepared by a Registered Professional Engineer of Queensland in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the development works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.

16.0 ENVIRONMENTAL HEALTH

16.1 Noise emitted from the activity must not cause an environmental nuisance.

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16.2 When requested by Council, noise monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the Environmental Protection (Noise) Policy.

16.3 Operations on the site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise, odour or dust. Air conditioning units & order speakers etc. are to be screened so as not to be a noise nuisance to adjoining residential/motel units.

17.0 OPERATING PROCEDURES

17.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within Campbell Lane, George Street or Fitzroy Street.

17.2 The hours of operations for Tenancy 1 must be limited to:

(i) 0500 hours to 2200 hours (5am to 10pm)

17.3 The hours of operations for Tenancy 2 must be limited to:

(ii) 0400 hours to 2000 hours (4am to 8pm)

17.4 Operations on the development site must have no significant impact on the amenity of adjoining premises or the surrounding area due to the emission of light, noise or dust.

17.5 All waste must be stored within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera) in accordance with the approved plans (refer to condition 2.1). The owner of the land must ensure that:

17.5.1 the area is kept in a clean and tidy condition;

17.5.2 fences and screens are maintained;

17.5.3 no waste material is stored external to the waste storage area/s; and

17.5.4 the area is maintained in accordance with *Environmental Protection Regulation 2019*.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships website www.dsdsatsip.qld.gov.au

NOTE 2. Asbestos Removal

Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Work Health and Safety Act 2011* and *Public Health Act 2005*.

NOTE 3. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

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NOTE 4. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the development site, Council's Environment and Public Health Unit must be consulted to determine whether any approvals are required. Such activities may include food preparation, storage of dangerous goods or environmentally relevant activities. Approval for such activities is required before 'fit out' and operation.

NOTE 5. General Safety Of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 6. Infrastructure Charges Notice

Council has resolved not to issue an Infrastructure Charges Notice for this development because the new infrastructure charges arising from the development are less than or equal to the credits applicable for the new development.

NOTE 7. Rating Category

Please note, a Material Change of Use approval may result in an adjustment to a property's rating category, particularly in residential and rural zones. Please contact Council's Rates Department should you require further information.

NOTE 8. Universal Access Facilities

Access to and use of the land the subject of this application must comply with the provisions of the *Disability Discrimination Act 1992* and/or the *Anti-Discrimination Act 1991*. If either of those statutes require the provision of access or facilities in a way that is inconsistent with this development approval, those facilities must be provided.

OPERATIONAL WORK FOR ADVERTISING DEVICES

Table 1: Abbreviations/terms used in the Conditions

Abbreviation / Term	Meaning
Ambient light sensor	Measures the surrounding ambient light
Animation	A simulation of movement created by displaying a series of pictures or frames either digitally or otherwise.
AS/NZS	Australian and New Zealand Standard
Cd	Candela – a unit of luminous intensity
Dwell time	The length of time an image displays on the screen.
Luminance	Brightness (intensity of light) leaving the display, which is measured in Candela per square metre.
OMA	Outdoor Media Authority Digital Guideline
RPEQ	Registered Professional Engineer of Queensland
Video	A recording or the streaming of moving visual images captured by or using a video camera or similar device.

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1.0 ADMINISTRATION

1.1 The Developer is responsible for ensuring compliance with the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.

1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

1.4 The following further development permit is required prior to the commencement of any works on the site:

1.4.1 Building Works.

1.5 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

2.0 APPROVED PLANS AND DOCUMENTS

2.1 The approved advertising device must be completed and maintained generally in accordance with the approved drawings and documents, except where amended by the conditions of this permit.

Plan / Document Name	Prepared by	Date	Reference No.	Version / Issue
Signage Plan	Verve Building Design Co.	13 October 2022	21185 Z010	C
External Signage Details – T1	Verve Building Design Co.	18 May 2022	21185 Z011	B
External Signage Details – T1	Verve Building Design Co.	18/05/2022	21185 Z012	B
External Signage Details – T2	Verve Building Design Co.	17/05/2022	21185 Z013	A
External Signage Details – T2	Verve Building Design Co.	17/05/2022	21185 Z014	A

2.2 A set of the above approved plans are returned to you as the Consultant. The Consultant is to supply one (1) Approved set to the contractor to be retained on site at all times during construction.

2.3 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

2.4 Any proposed generally in accordance with changes to the approved stamped plans during the works will be considered as generally in accordance with changes and require Council's approval. The stamped amended plans and a covering letter will be forwarded to the applicant.

3.0 OPERATING PROCEDURE

3.1 All advertising devices must only display or advertise a matter associated with the primary purpose for which the premises are used, or the purpose stated in this approval.

3.2 All text and images displayed on the approved advertising device:

3.2.1 must be static;

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3.2.2 must not imitate a traffic control device, move contrary to any traffic control device or include traffic instructions (for example 'stop'); and

3.2.3 must not involve moving parts or flashing lights.

3.3 Any lighting devices associated with the advertising device, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents or motorists. Night lighting must be designed, constructed and operated in accordance with '*Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting' and 'Civil Aviation Safety Authority (CASA) Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers'.*

4.0 DIGITAL SCREEN DISPLAY FEATURES

4.1 The digital display screen must incorporate an automatic error detection system which will turn off the screen display or display a blank screen should the screen malfunction.

4.2 The display screen must incorporate a minimum of two (2) automated ambient light sensors capable of supporting a minimum of five (5) levels of stepped dimming to ensure display screen luminance can adjust automatically in response to surrounding ambient light conditions from dark of night to fully sunlit conditions.

4.3 The display screen must provide for on-site control, operation, configuration and diagnosis of the screen display.

4.4 Messages must remain static for a minimum dwell time of eight (8) seconds and are not to scroll across the screen or incorporate flashing, blinking, revolving, pulsating, high contrast or rotating effects animation.

4.5 Each change of advertisement is to be completed instantaneously (i.e. within 0.5 of a second).

5.0 DIGITAL SCREEN ADVERTISEMENTS AND MOVEMENT

5.1 The display screen must not be split to display multiple advertisements on the one (1) display screen.

5.2 Advertisements must not display text, photographs or symbols depicting, mimicking or that could be reasonably interpreted as a traffic control device.

5.3 Advertisements must not invite traffic to move contrary to any traffic control device or turn where there is fast moving traffic.

5.4 Advertisements must only promote a single, self-contained advertising message that is clear, succinct, and legible. The use of text components in a sequential manner, whereby text refers to or is reliant on previous or successive screen displays in order to convey an advertising message is not permitted.

Note: An advertising message refers to the main point the advertisement is attempting to convey to its target audience. This condition seeks to ensure that vehicle drivers in particular are not required to spend an excessive amount of time reading and interpreting advertisements.

5.5 Changeover animation effects such as 'fade', 'zoom', or 'fly-in' between advertisements must not be used.

5.6 A blank black, white, or any coloured screen must not be displayed between advertisements.

5.7 Advertisements that incorporate moving visual images, such as videos or animations must not be displayed.

Note: Please refer to Table 1 for description of Video and Animation.

5.8 Advertising devices must not be capable of playing audio nor be synchronised with any outdoor sound system utilised for advertising purposes.

6.0 LUMINANCE

6.1 Luminance levels of the advertising device must not exceed the applicable levels listed in Table 2 below.

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Table 2: Luminance levels for Advertising Devices

(Source: OMA)

Lighting Condition	Zone 1	Zone 2	Zone 3
Full Sun on Sign face	Maximum Output	Maximum Output	Maximum Output
Day Time Luminance	6000-7000 cd/m2	6000-7000 cd/m2	6000-7000 cd/m2
Morning/Evening/Twilight/inclement weather	1000 cd/m2	700 cd/m2	600 cd/m2
Night Time	500 cd/m2	350 cd/m2	300 cd/m2

Note:

Zone 1 very high ambient off street lighting i.e. central city locations

Zone 2 high to medium off street ambient lighting

Zone 3 low levels of off street ambient lighting, i.e. most residential areas, rural areas.

7.0 BUILDING WORKS

7.1 A Development Permit for Building Works assessable under the Building Assessment Provisions must be obtained prior to the commencement of any building works on the site.

8.0 ASSET MANAGEMENT

8.1 Any damage to, or alterations necessary, to electricity, telephone, water mains, sewerage mains, stormwater drains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken immediately, at no cost to Council, and completed within the following timeframes:

8.1.1 where damage causes a hazard to pedestrian/traffic safety or interrupts a community service, immediately; or

8.1.2 as soon as reasonably possible as agreed with Council.

9.0 ADVERTISING DEVICE CONSTRUCTION AND MAINTENANCE

9.1 Council reserves the right for uninterrupted access to the site at all times during construction.

9.2 All Construction work and other associated activities are permitted only between 0630 hours and 1800 hours Monday to Saturday. No work is permitted on Sundays or public holidays. All requirements of the *Environmental Protection Act 1994* and the *Environmental Protection Regulation 2019* must be observed at all times, unless otherwise approved by Council in writing.

9.3 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site.

9.4 Any proposed works within the vicinity (or zone of influence) of existing Council infrastructure will not adversely affect the integrity of the infrastructure. Any restoration works required on existing Council infrastructure as a result of proposed works will be at the developer's expense.

9.5 The (Digital Billboard Sign) must be designed and certified by a Registered Professional Engineer of Queensland and constructed in accordance with the requirements of the Queensland Development Code and the Building Code of Australia.

9.6 All conduits, wiring, switches or other control apparatus installed on an Advertising Device must be concealed from general view, with control apparatus secured in a manner to prevent unauthorised entry and display setting tampering.

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9.7 All electrical services and systems must comply with *Australian and New Zealand Standard AS/NZS 3000:2007* – "Electrical Installations".

9.8 All advertising devices must be maintained at all times on the premises by the owner of the premises to the same standard as it was when it was installed, and be maintained in a safe, clean, condition that does not adversely impact the visual amenity of the site.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships website www.dsdsatsip.qld.gov.au

NOTE 2. Asbestos Removal

Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Work Health and Safety Act 2011* and the *Public Health Act 2005*.

NOTE 3. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4. General Safety Of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

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Attachment 2 - Appeal Rights

PLANNING ACT 2016

The following is an extract from the *Planning Act 2016 (Chapter 6)*

Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—
- (a) matters that may be appealed to—
  - (i) either a tribunal or the P&E Court; or
  - (ii) only a tribunal; or
  - (iii) only the P&E Court; and
- (b) the person—
  - (i) who may appeal a matter (the **appellant**); and
  - (ii) who is a respondent in an appeal of the matter; and
  - (iii) who is a co-respondent in an appeal of the matter; and
  - (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—
See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund—
  - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
  - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
- (a) is in the approved form; and
- (b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
- (a) the respondent for the appeal; and
- (b) each co-respondent for the appeal; and
- (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
- (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
- (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
- (f) for an appeal to the P&E Court—the chief executive; and
- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The **service period** is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
- (b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection

(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

(1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

(2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section— **decision** includes—
- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—
- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

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Schedule 1
Appeals section 229
1 Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—(a) the P&E court; or (b) a tribunal.
(2) However, table 1 applies to a tribunal only if the matter involves—
(a) the refusal, or deemed refusal of a development application, for—
(i) a material change of use for a classified building; or
(ii) operational work associated with building work, a retaining wall, or a tennis court; or
(b) a provision of a development approval for—
(i) a material change of use for a classified building; or
(ii) operational work associated with building work, a retaining wall, or a tennis court; or
(c) if a development permit was applied for—the decision to give a preliminary approval for—
(i) a material change of use for a classified building; or
(ii) operational work associated with building work, a retaining wall, or a tennis court; or
(d) a development condition if—
(i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
(ii) the building is, or is proposed to be, not more than 3 storeys; and
(iii) the proposed development is for not more than 60 sole-occupancy units; or
(e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
(f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
(g) a matter under this Act, to the extent the matter relates to—
(i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
(ii) the Plumbing and Drainage Act, part 4 or 5; or
(h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
(i) a decision to give an infrastructure charges notice; or
(j) the refusal, or deemed refusal, of a conversion application; or
(k) a matter that, under another Act, may be appealed to the tribunal; or
(l) a matter prescribed by regulation.
(3) Also, table 1 does not apply to a tribunal if the matter involves—
(a) for a matter in subsection (2)(a) to (d)—
(i) a development approval for which the development application required impact assessment; and
(ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
(b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
(4) Table 2 states the matters that may be appealed only to the P&E Court.
(5) Table 3 states the matters that may be appealed only to the tribunal.
(6) In each table—
(a) column 1 states the appellant in the appeal; and
(b) column 2 states the respondent in the appeal; and
(c) column 3 states the co-respondent (if any) in the appeal; and
(d) column 4 states the co-respondents by election (if any) in the appeal.
(7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications
An appeal may be made against—
(a) the refusal of all or part of the development application; or
(b) the deemed refusal of the development application; or
(c) a provision of the development approval; or
(d) if a development permit was applied for—the decision to give a preliminary approval.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence	1 A concurrence agency that is not a co-respondent

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
		agency's referral response—the concurrence agency	2 If a chosen Assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications An appeal may be made against— (a) a responsible entity's decision for a change application, other than a decision made by the P&E court; or (b) a deemed refusal of a change application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
3. Extension applications An appeal may be made against— (a) the assessment manager's decision about an extension application; or (b) a deemed refusal of an extension application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 1 The applicant 2 For a matter other than a deemed refusal of an extension application – a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal – the applicant	If a chosen assessment manager is the respondent – the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds a) The notice involved an error relating to – (i) The application of the relevant adopted charge; or Examples of errors in applying an adopted charge – • The incorrect application of gross floor area for a non-residential development • Applying an incorrect 'use category', under a regulation, to the development (i) The working out of extra demands, for section 120; or (ii) An offset or refund; or b) The was no decision about an offset or refund; or c) If the infrastructure charges notice states a refund will be given – the timing for giving the refund; or d) The amount of the charge is so unreasonable that no reasonable relevant local government could have			

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Version: 1, Version Date: 04/04/2023

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
imposed the amount.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the Infrastructure charges notice	The local government that gave the infrastructure charges notice	-	-
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	-	-
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	-	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

Table 2 Appeals to the P&E Court only			
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	-	-
2. Eligible submitter appeals An appeal may be made against the decision to give a development approval, or an approval for a change application, to the extent that the decision relates to— (a) any part of the development application for the development approval that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)

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Version: 1, Version Date: 04/04/2023

Table 2 Appeals to the P&E Court only			
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
3. Eligible submitter and eligible advice agency appeals An appeal may be made against a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or the change application, for the development approval, that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	-	-
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision 2 If the decision is to register premises or	The Minister	-	If an owner or occupier starts the appeal – the owner of the registered premises

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Table 2 Appeals to the P&E Court only			
renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision			
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	-	-

Table 3 Appeals to the tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval
3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against a decision under— (a) the Building Act, other than a decision made by the Queensland Building and Construction Commission; or (b) the Plumbing and Drainage Act, part 4 or 5.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, notice of the decision	The person who made the decision	-	-
4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent	Column 4 Co-respondent by election

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Table 3 Appeals to the tribunal only			
		(if any)	(if any)
A person who was entitled to receive, notice of the decision	The local government to which the application was made	-	-

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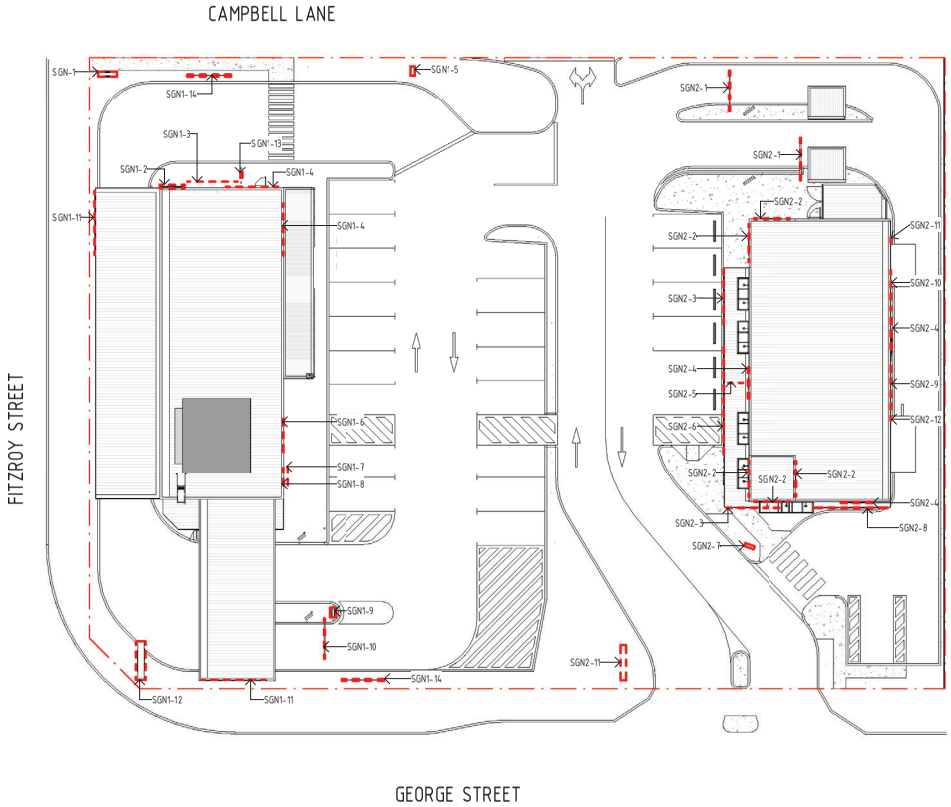

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AMENDED PLANS APPROVED

4 April 2023

DATE

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

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Revision and approvals

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

Project Description
PROP. MIXED USE DEVELOPMENT

87 FITZROY ST, ROCKHAMPTON

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

Drawing Title
SIGNAGE PLAN

Job Number - Drawing Number: 21185 Z010
Revision: C

DA ISSUE

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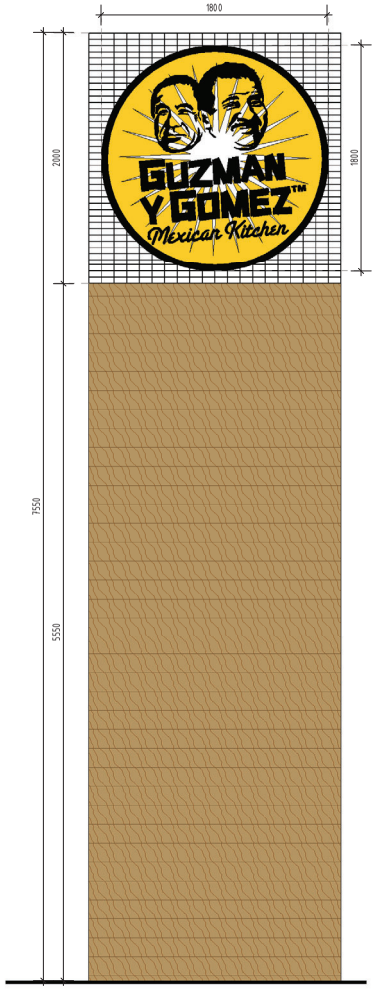
1 SGN-1 - ILLUMINATED SHARED PYLON
1 : 20



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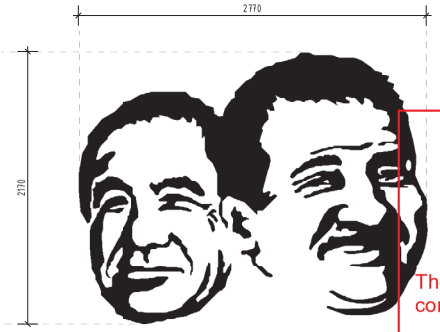
1 : 20



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

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

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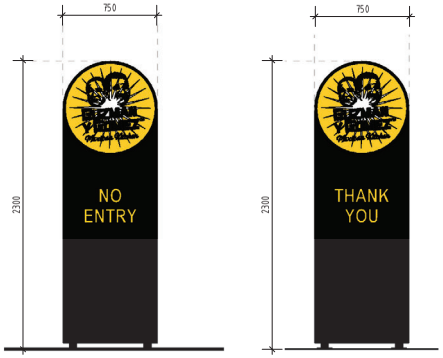
Dated: 14 December 2022



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

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

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P1	11.03.2022	NR	PRELIMINARY ISSUE	
A	17.05.2022	NR	DA ISSUE	
B	18.05.2022	NR	REVISED DA ISSUE	

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

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

Drawing Title
EXTERNAL SIGNAGE DETAILS - T1

Job Number - Drawing Number: 21185 Z011
Revision: B

DA ISSUE

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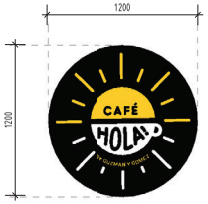
1 SGN1-7 - T1 ILLUMINATED SIGNAGE
1 : 20



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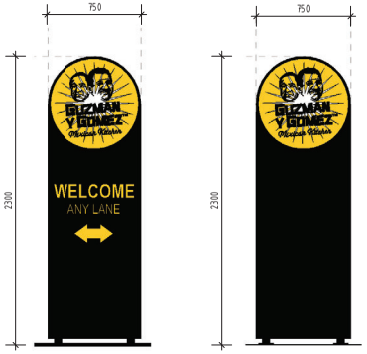

3 SGN1-9 - T1 ILLUMINATED DIRECTIONAL SIGNAGE
1 : 20

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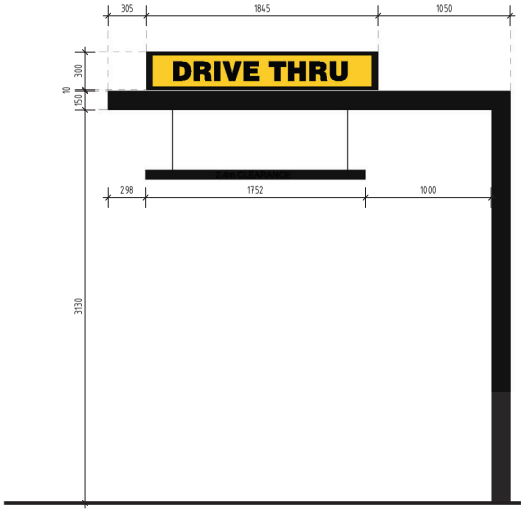

4 SGN1-10 - T1 ILLUMINATED D/THRU HT. BAR
1 : 20

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

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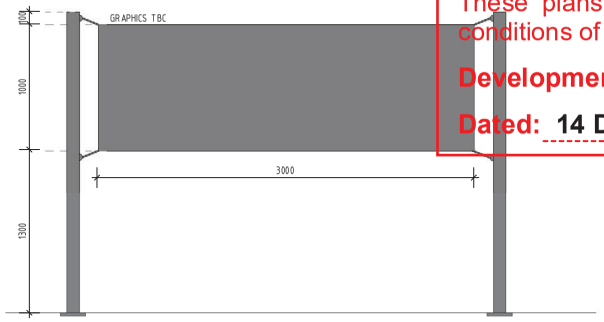

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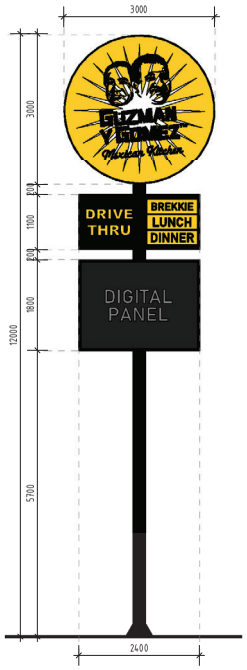
2 OFF

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



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

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P1	11.03.2022	NR	PRELIMINARY ISSUE	
A	17.05.2022	NR	DA ISSUE	
B	18.05.2022	NR	REVISED DA ISSUE	

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

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

Drawing Title
EXTERNAL SIGNAGE DETAILS - T1

Job Number - Drawing Number: 21185 Z012
Revision: B

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

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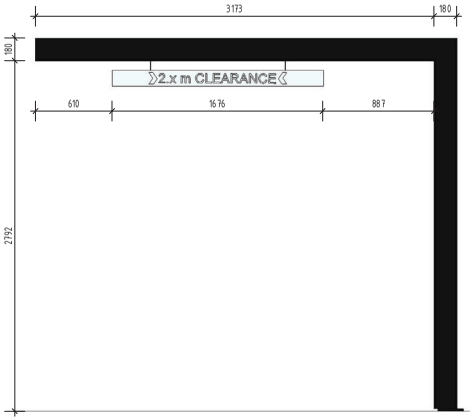

1 SGN2-1 - T2 NON-ILLUMINATED SIGNAGE
1 : 20

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

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

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

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

6 SGN2-6 - T2 ILLUMINATED SIGNAGE
1 : 20

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

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A	17.05.2022	NR	DA ISSUE	

Project Description: PROP. MIXED USE DEVELOPMENT

87 FITZROY ST, ROCKHAMPTON

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

Drawing Title: EXTERANL SIGNAGE DETAILS - T2

Job Number - Drawing Number: 21185 Z013 | Revision: A

DA ISSUE

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1 SGN2-8 - T2 ILLUMINATED SIGNAGE
1 : 20

2 SGN2-9 - T2 ILLUMINATED SIGNAGE
1 : 20

3 SGN2-10 - T2 ILLUMINATED SIGNAGE
1 : 20

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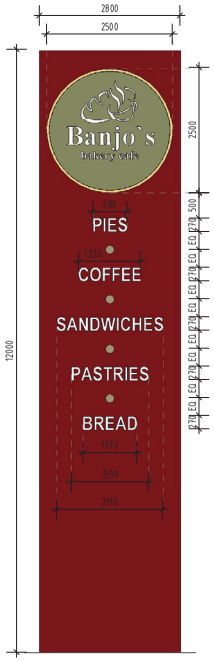
Dated: 14 December 2022



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

5 SGN2-11 - T2 ILLUMINATED SIGNAGE
1 : 20

6 SGN2-12 - T2 ILLUMINATED SIGNAGE
1 : 20

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A	17.05.2022	NR	DA ISSUE	

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

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

Drawing Title
EXTERNAL SIGNAGE DETAILS - T2

Job Number - Drawing Number: 21185 Z014
Revision: A

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

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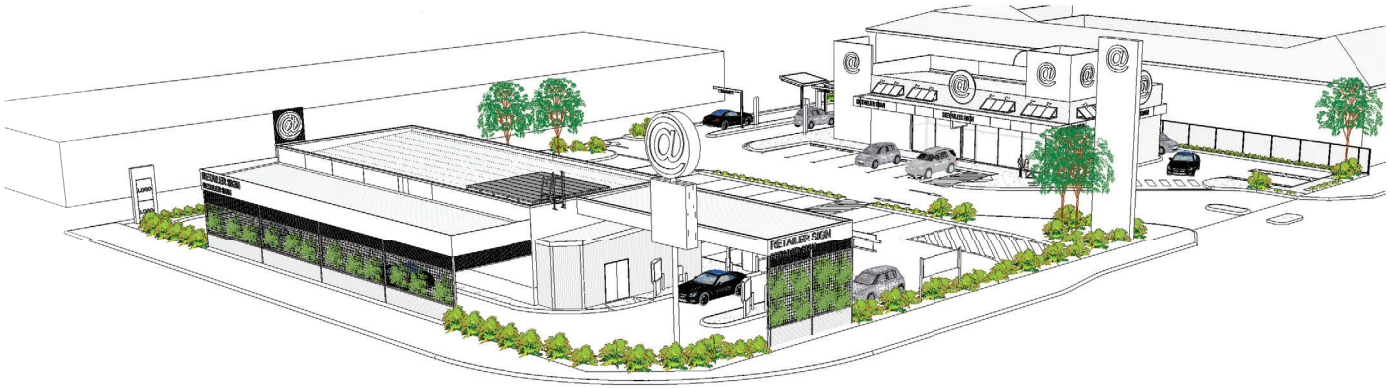
ARCHITECTURAL DRAWINGS

PROPOSED MIXED USE DEVELOPMENT

87 FITZROY ST, ROCKHAMPTON



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

3D PERSPECTIVES FOR ILLUSTRATION ONLY

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APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

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CONSULTING ENGINEER

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Revision and approvals

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

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

Drawing Title
COVER PAGE

Scale @A1	Date JAN 2022	Job Number - Drawing Number		Revision
Drawn NR	Approved By GN	21185	DA00	C

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

D.A ISSUE

Consulting Engineer

VERVE BUILDING DESIGN CO.

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Revision and approvals

Code	Date	Drn	Description	Dwn
B	17.05.2022	NR	RESPONSE TO I.R.	
A	01.03.2022	NR	DA ISSUE	
P1	15.12.2022	NR	PRELIMINARY ISSUE	

Project Description
PROPOSED MIXED USE DEVELOPMENT
87 FITZROY ST. ROCKHAMPTON

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

Drawing Title
EXISTING SITE PLAN

Drawing Number 21185-DA01
Revision B

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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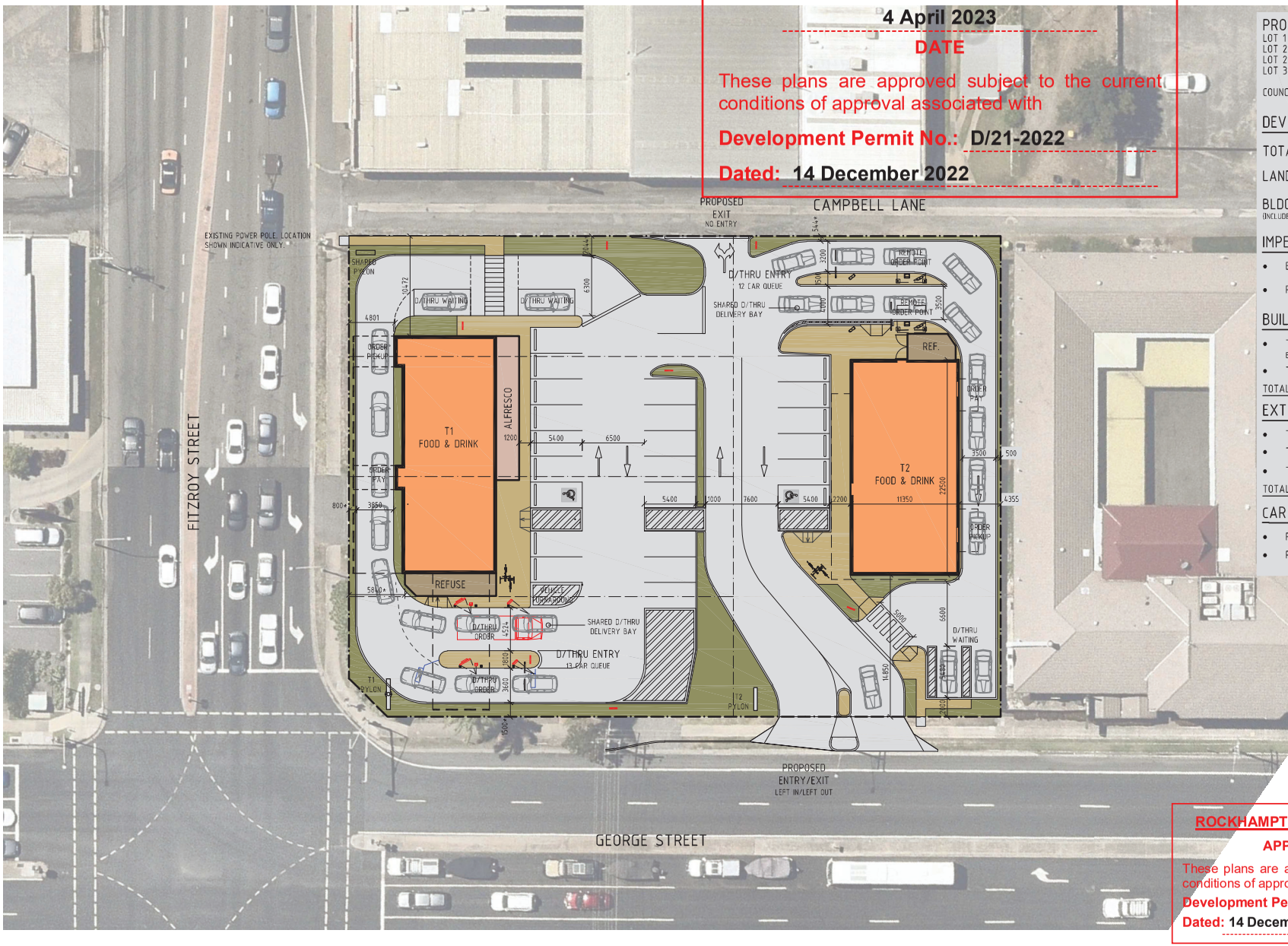
Dated: 14 December 2022

D.A ISSUE



PROPERTY DESCRIPTION

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

COUNCIL: ROCKHAMPTON

DEVELOPMENT ASSESSMENT

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

IMPERVIOUS AREA

• EXISTING APPROX.	- 1084m²
• PROPOSED	- 3047m²

BUILDING AREAS

• T1 - FOOD & DRINK (EXCLUDES ALFRESCO - 36m²)	- 247m²
• T2 - FOOD & DRINK	- 255m²
TOTAL GFA	- 502m²

EXTERNAL AREAS

• T1 ALFRESCO	- 40m²
• T1 REFUSE ENCLOSURE	- 22m²
• T2 REFUSE ENCLOSURE	- 13m²
TOTAL EXTERNAL AREAS	- 75m²

CAR PARKING

• REQUIRED	- 12
• PROVIDED	- 23

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Development Permit No.: D/21-2022

Dated: 14 December 2022

Consulting Engineer

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Revision and approvals

Code	Date	Drn	Description	Chk
F	07.06.2022	MR	RESPONSE TO LR.	
E	01.07.2022	MR	RESPONSE TO LR.	
G	05.10.2022	MR	RESPONSE TO LR.	

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

Drawing Title: PROPOSED SITE PLAN

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

Drawing Number: 21185-DA02
Revision: G

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

DA ISSUE

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1 SITE PERSPECTIVE

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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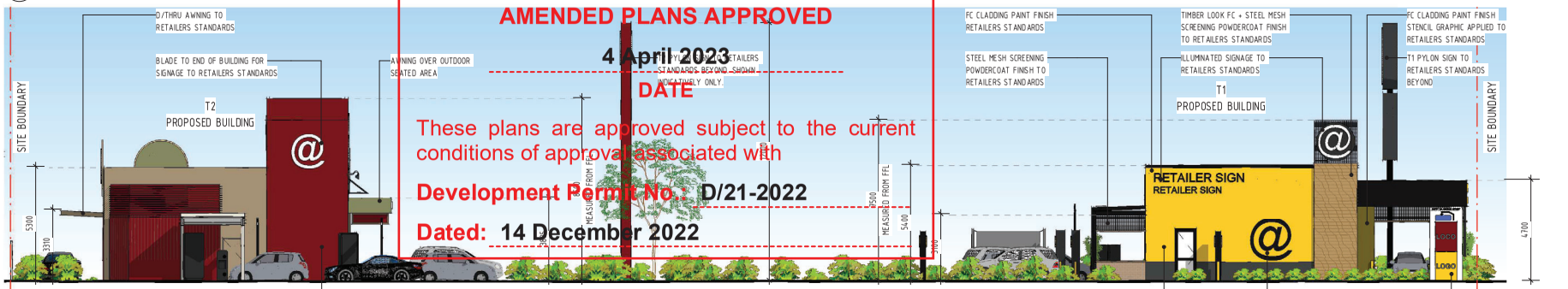
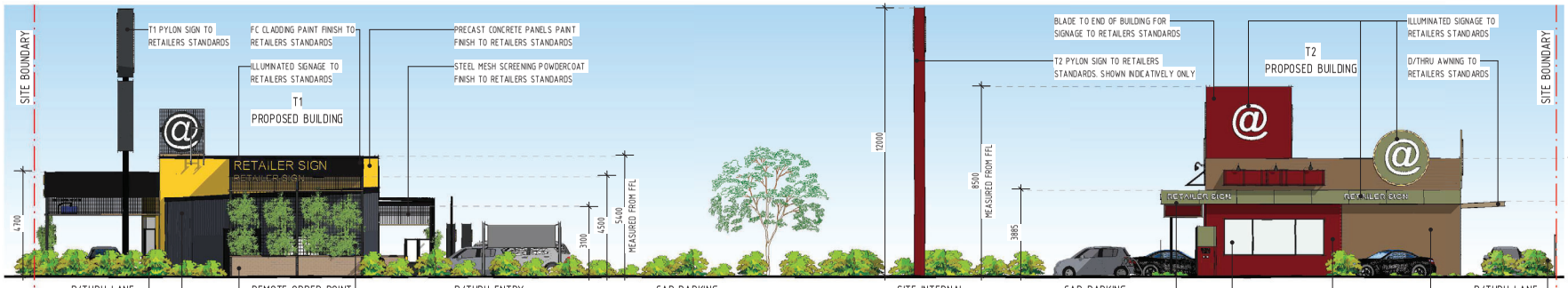
Development Permit No.: D/21-2022

Dated: 14 December 2022



2 ELEVATION NORTH-EAST
1 : 100



3 ELEVATION SOUTH-WEST
1 : 100

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Development Permit No.: D/21-2022

Dated: 14 December 2022

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B	17.05.20.22	NR	RESPONSE TO I.R.	
C	05.10.20.22	NR	RESPONSE TO I.R.	

Project Description
PROP. MIXED USE DEVELOPMENT

87 FITZROY ST, ROCKHAMPTON

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

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

Job Number - Drawing Number: 21185 DA03
Revision: C

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

DA ISSUE

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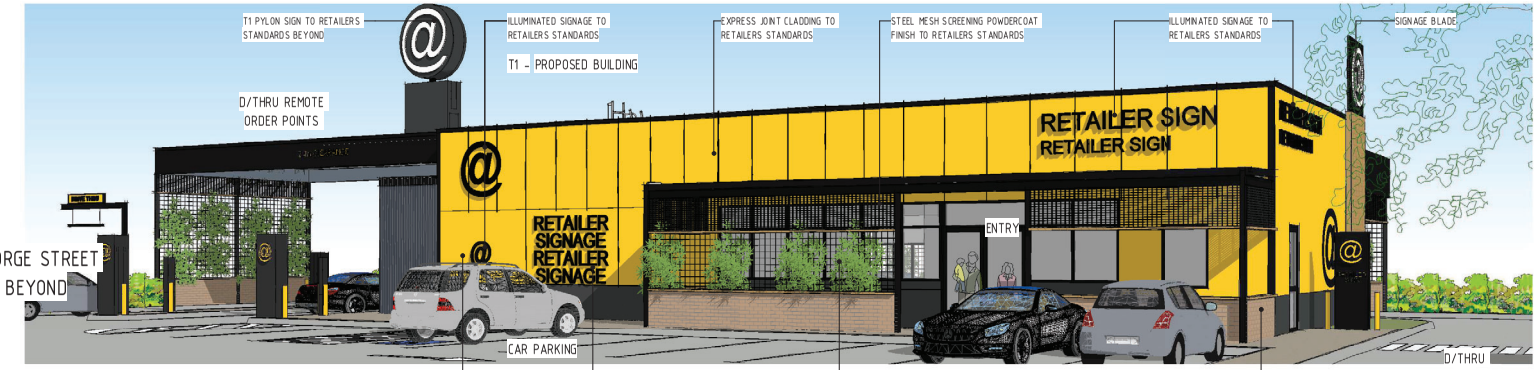
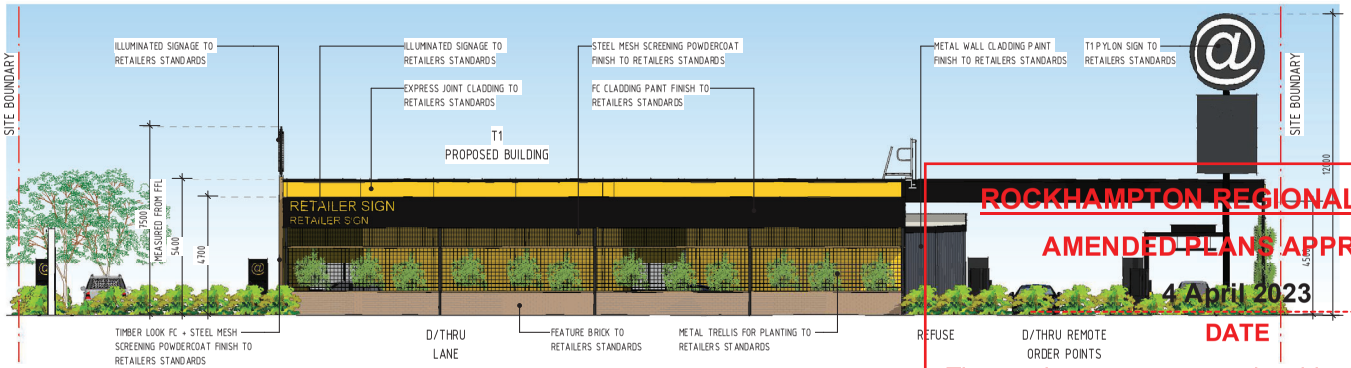
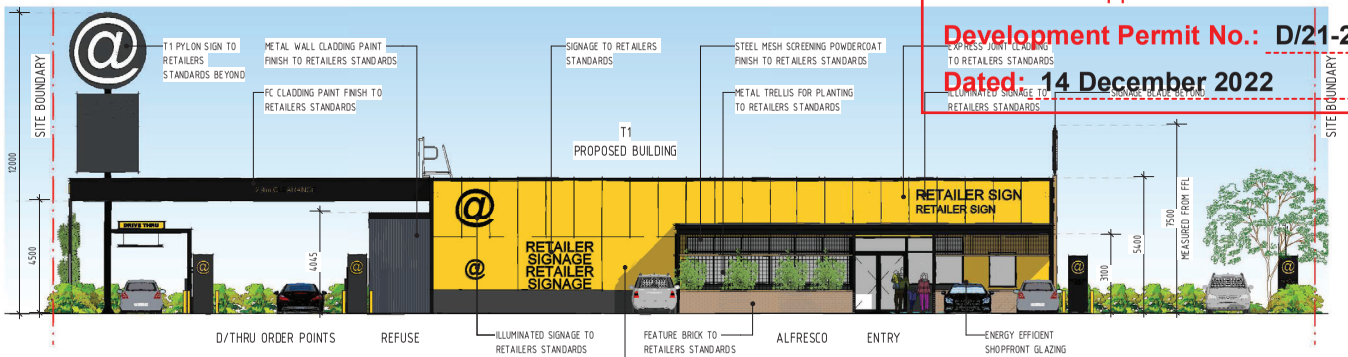


1 T1 PERSPECTIVE 1

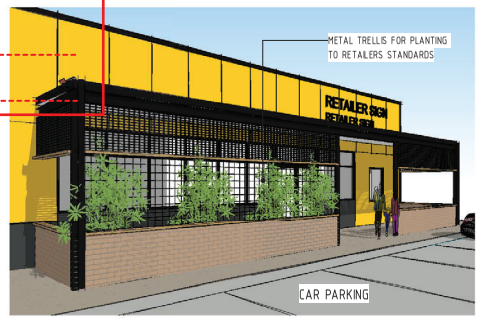


2 ELEVATION NORTH-WEST - T1
1 : 100

3 D/THRU TRELLIS PERSPECTIVE



4 ELEVATION SOUTH-EAST - T1
1 : 100



5 T1 ALFRESCO/ENTRY PERSPECTIVE

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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Dated: 14 December 2022

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P1	25.01.20.22	NR	PRELIMINARY ISSUE	
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A	01.03.20.22	NR	DA ISSUE	
B	17.05.20.22	NR	RESPONSE TO I.R.	
C	05.10.20.22	NR	RESPONSE TO I.R.	

Project Description
PROP. MIXED USE DEVELOPMENT

87 FITZROY ST, ROCKHAMPTON

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

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

Job Number - Drawing Number		Revision
21185	DA04	C

DA ISSUE

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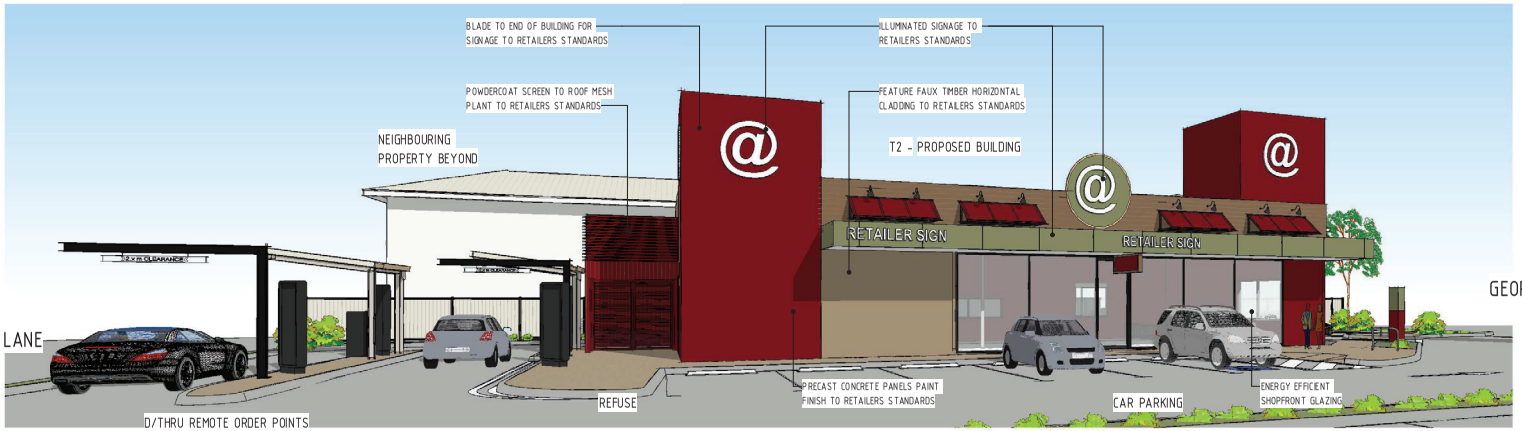
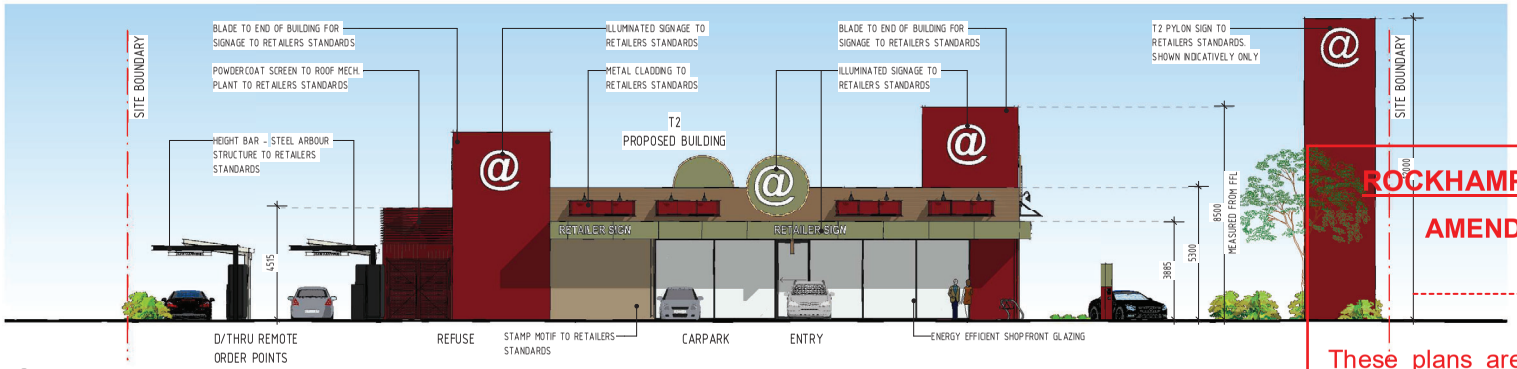
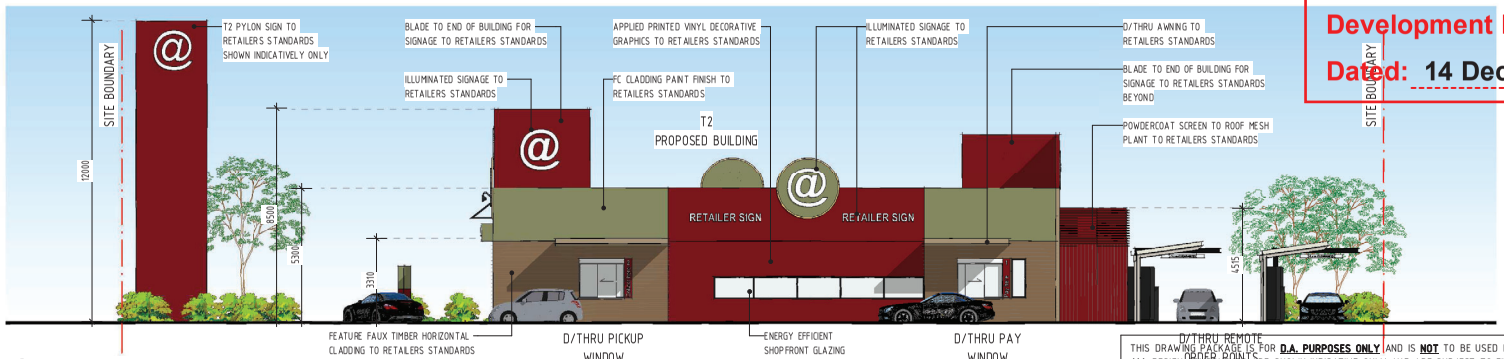


1 T2 PERSPECTIVE 1



2 ELEVATION NORTH-WEST - T2
1 : 100



3 ELEVATION SOUTH-EAST - T2
1 : 100

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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Dated: 14 December 2022

ROCKHAMPTON REGIONAL COUNCIL

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C	05.10.2022	NR	RESPONSE TO I.R.	

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

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

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

Job Number - Drawing Number: 21185 DA05
Revision: C

DA ISSUE

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1 SITE PERSPECTIVE 1

2 SITE PERSPECTIVE 2

3 SITE PERSPECTIVE 3

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

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Project Description
PROP. MIXED USE DEVELOPMENT

87 FITZROY ST, ROCKHAMPTON

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

Drawing Title
BUILDING PERSPECTIVES

Job Number - Drawing Number		Revision
21185	DA06	C

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AMENDED PLANS APPROVED

4 April 2023

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Development Permit No.: D/21-2022

Dated: 14 December 2022

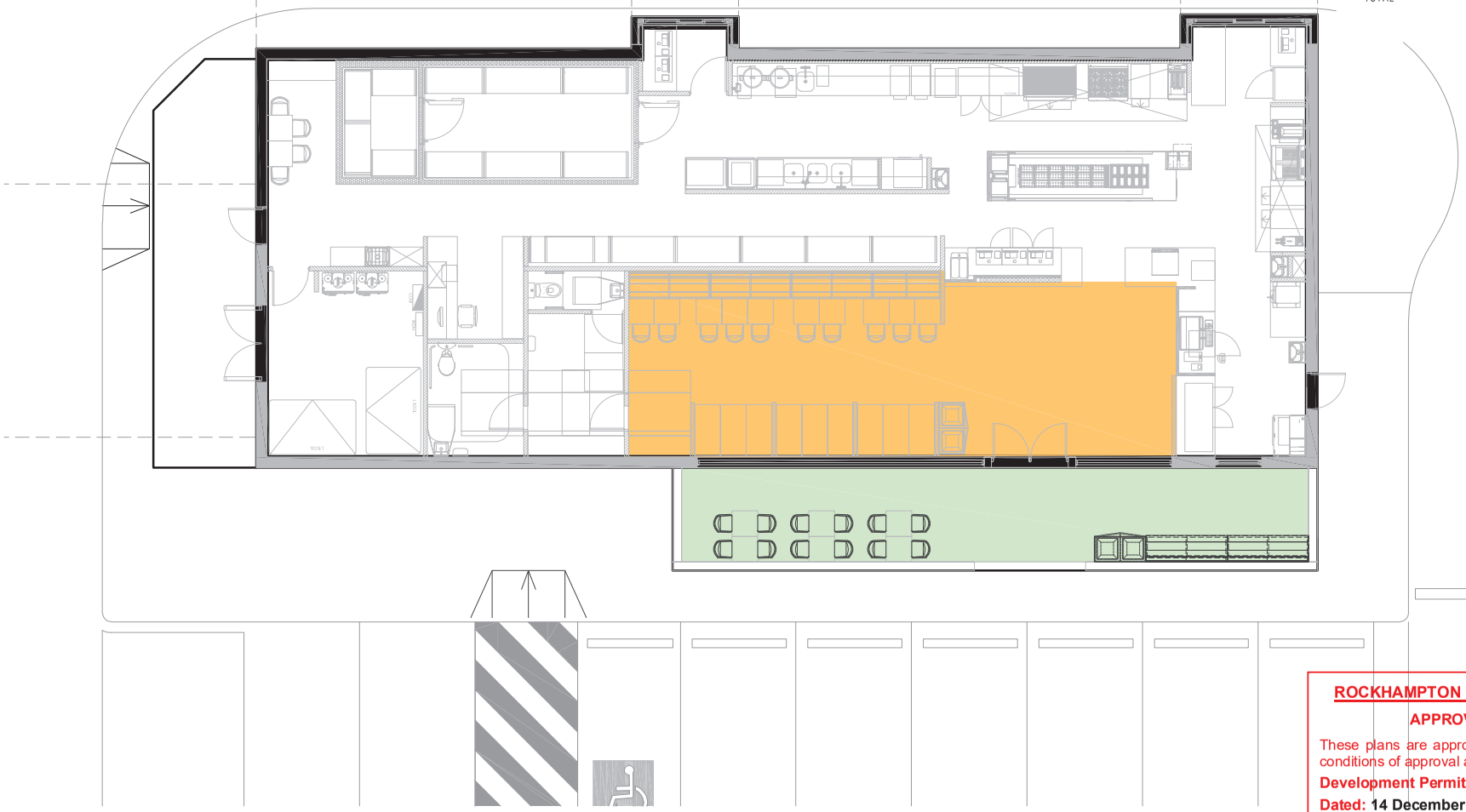
D.A ISSUE

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

COUNCIL: ROCKHAMPTON

BUILDING AREAS

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



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

Consulting Engineer

VERVE BUILDING DESIGN CO.

BUILDING DESIGNERS LICENCE No. 1002812 PH. 07 3857 0942
OFFICE 2, LEVEL 1, 488 LUTWYCHE ROAD, LUTWYCHE QLD 4030 E: info@verveblz.com.au

imagine ▫ create ▫ deliver

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

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Do not scale this drawing.
Check all dimensions on site prior commencement of works

Revision and approvals

Code	Date	Drn	Description	Dwn
A	01.03.2022	NR	DA ISSUE	
P2	25.02.2022	NR	PRELIMINARY ISSUE	
P1	16.12.2021	BH	PRELIMINARY ISSUE	

Project Description
PROPOSED MIXED USE DEVELOPMENT
87 FITZROY ST. ROCKHAMPTON

Scale 1:200 @ A1 / 1:400 @A3
Drawn BN
Approved
Issue

Drawing Title
TENANCY 1 -
SEATING AREA PLAN

Drawing Number 21185-DA07
Revision A

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

D.A ISSUE

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

COUNCIL: ROCKHAMPTON

BUILDING AREAS

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

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

Consulting Engineer

VERVE BUILDING DESIGN CO.

BUILDING DESIGNERS LICENCE No. 1002812 PH. 07 3857 0942
OFFICE 2, LEVEL 1, 488 LUTWYCHE ROAD, LUTWYCHE QLD 4030 E: info@verveb.com.au

imagine ▫ create ▫ deliver

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

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Revision and approvals

Code	Date	Drn	Description	Dwn
A	01.03.2022	NR	DA ISSUE	
P1	16.12.2022	BN	PRELIMINARY ISSUE	

Project Description
PROPOSED MIXED USE DEVELOPMENT
87 FITZROY ST. ROCKHAMPTON

Scale 1:200 @ A1 / 1:400 @A3
Drawn BN
Approved
Issue

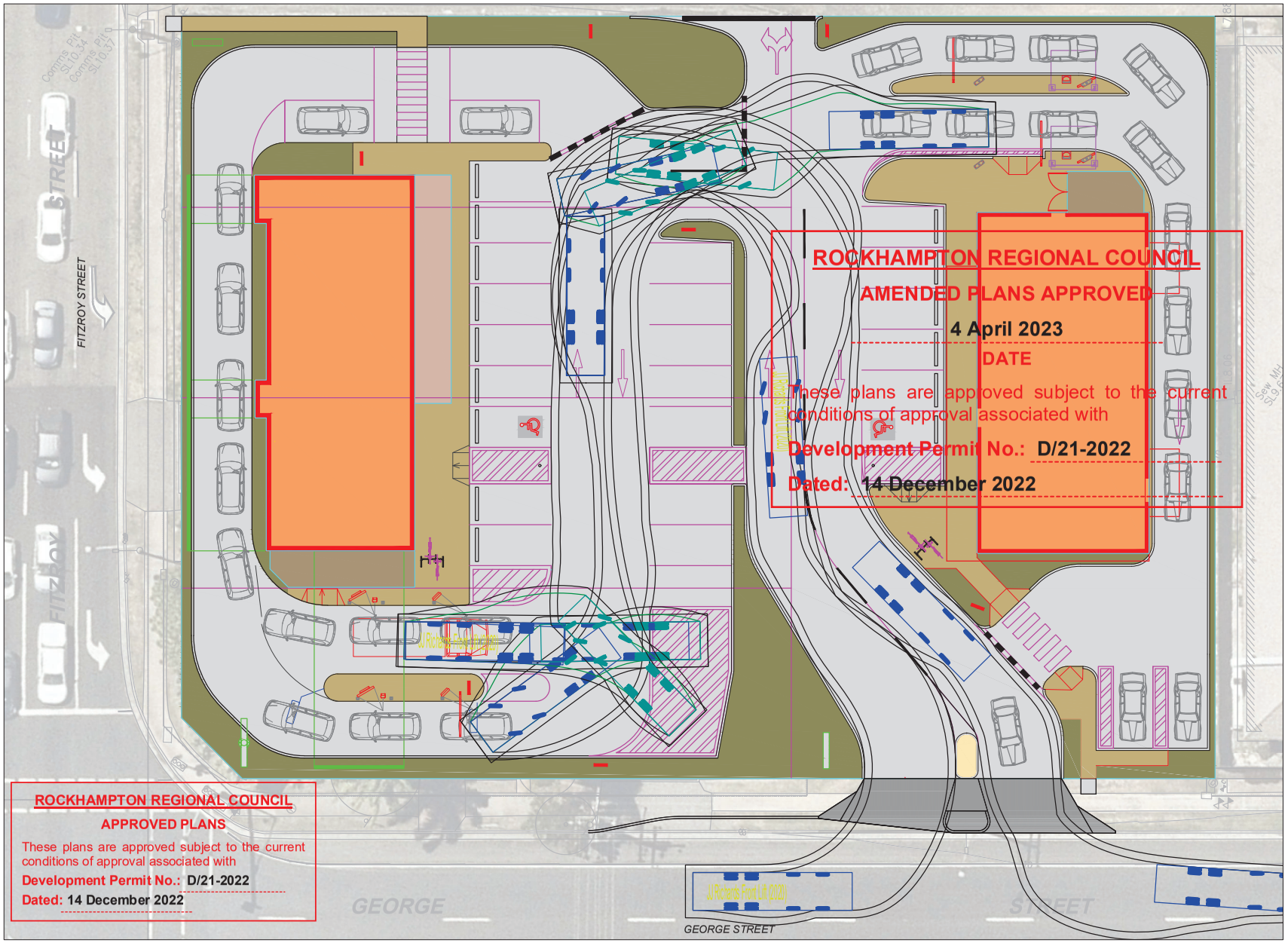
Drawing Title
TENANCY 2 -
SEATING AREA PLAN

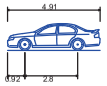
Drawing Number 21185-DA08

Revision A

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

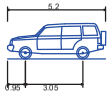
Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023





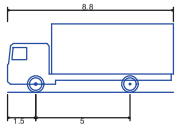
B85 Vehicle (Realistic min radius) (2004)

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



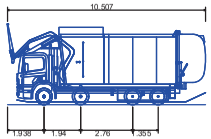
B99 Vehicle (Realistic min radius) (2004)

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



MRV - Medium Rigid Vehicle

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



JJ Richards Front Lift (2020)

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

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

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

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT

ZOOM GROUP

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

PROJECT

87 FITZROY STREET, ROCKHAMPTON

DRAWING TITLE

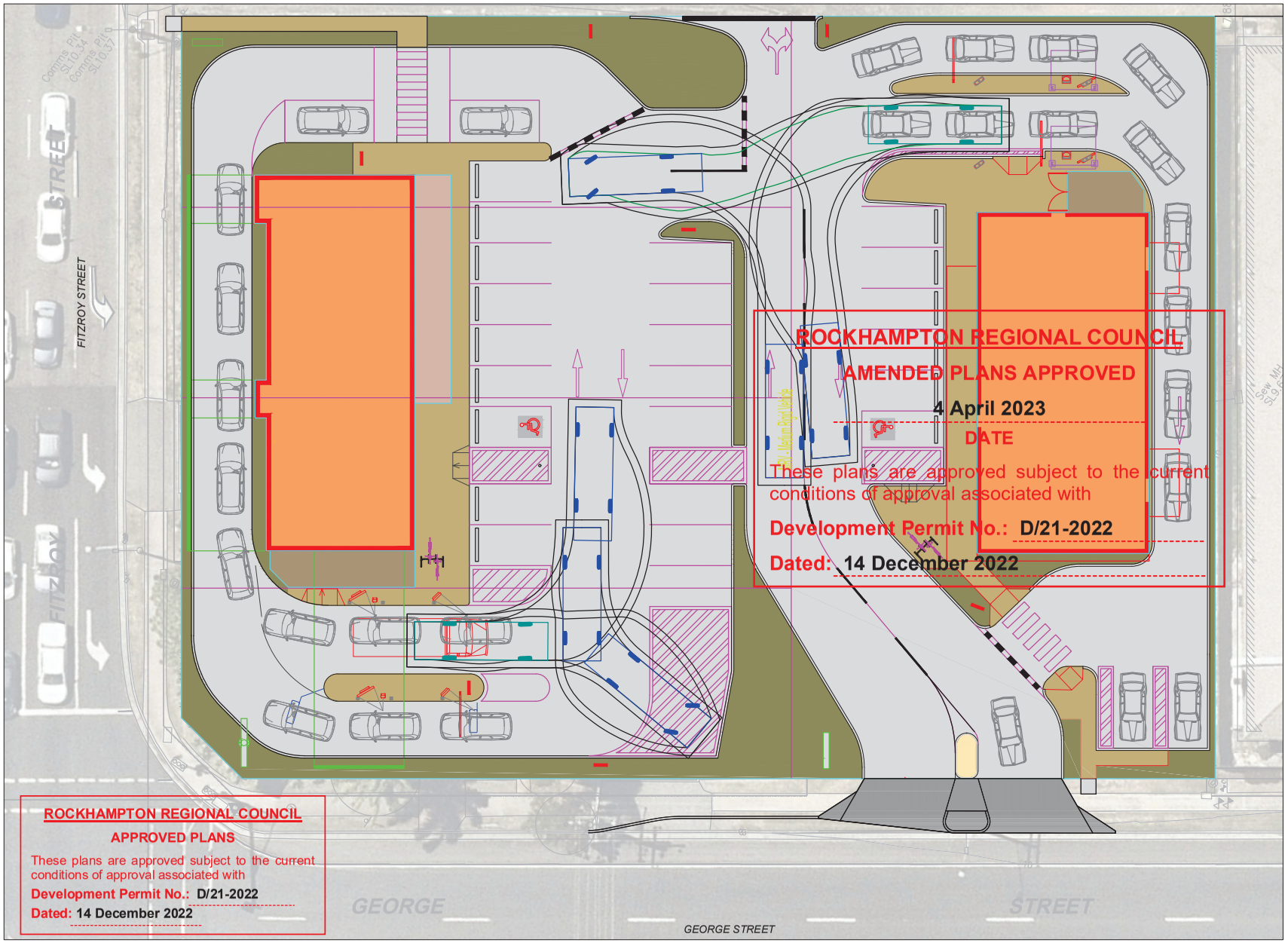
VEHICLE SWEPT PATH ANALYSIS

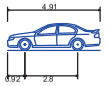
REFUSE COLLECTION VEHICLE (FRONT-LOADING)

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

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

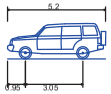
Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023





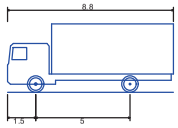
B85 Vehicle (Realistic min radius) (2004)

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



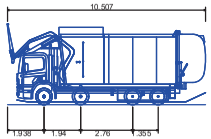
B99 Vehicle (Realistic min radius) (2004)

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



MRV - Medium Rigid Vehicle

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



JJ Richards Front Lift (2020)

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

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

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

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT

ZOOM GROUP

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

PROJECT

87 FITZROY STREET, ROCKHAMPTON

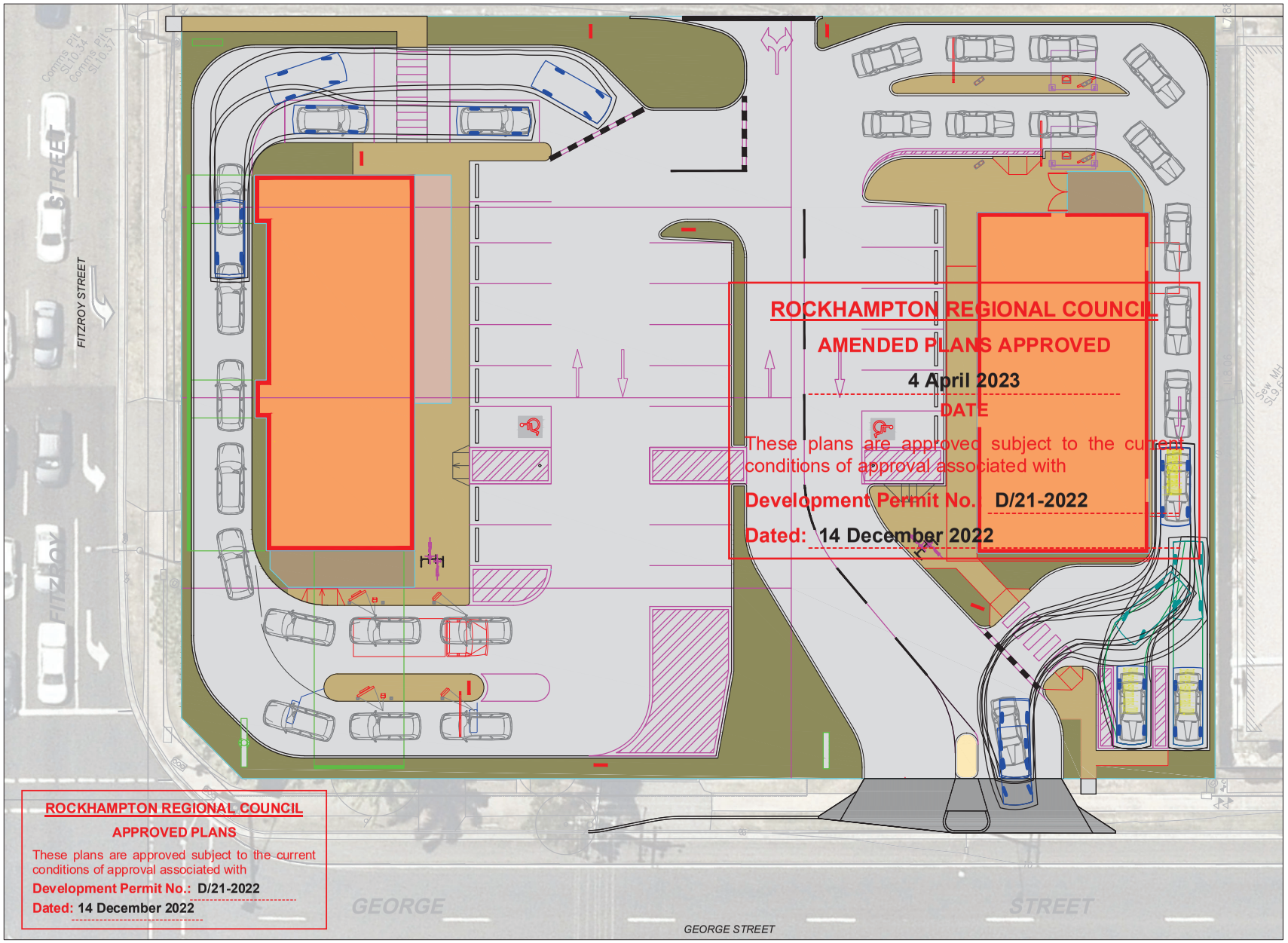
DRAWING TITLE

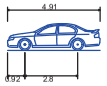
VEHICLE SWEPT PATH ANALYSIS
MEDIUM RIGID VEHICLE (DELIVERIES)

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

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

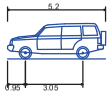
Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023





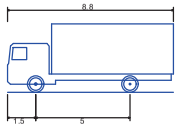
B85 Vehicle (Realistic min radius) (2004)

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



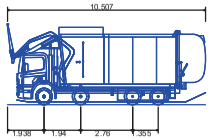
B99 Vehicle (Realistic min radius) (2004)

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



MRV - Medium Rigid Vehicle

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



JJ Richards Front Lift (2020)

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

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

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

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT ZOOM GROUP

TTM CONSULTING PTY LTD
ABN 65 010 868 621
LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000
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E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au

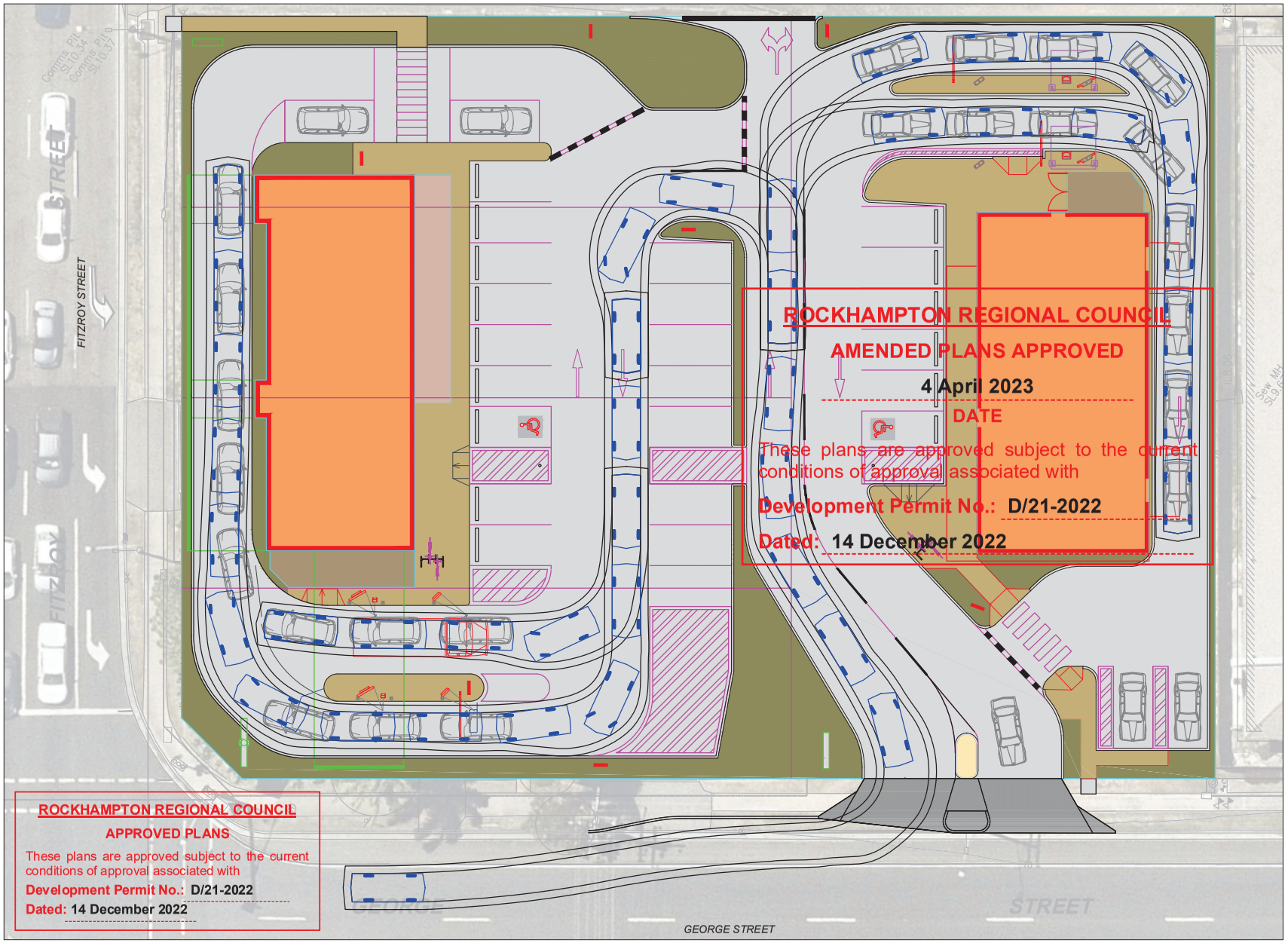
PROJECT **87 FITZROY STREET, ROCKHAMPTON**

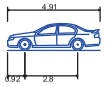
DRAWING TITLE **VEHICLE SWEPT PATH ANALYSIS**
B99 PASSING B85 VEHICLE (DRIVE THROUGH WAITING)

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

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

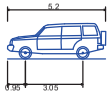
Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023





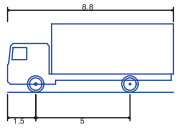
B85 Vehicle (Realistic min radius) (2004)

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



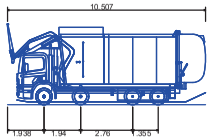
B99 Vehicle (Realistic min radius) (2004)

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



MRV - Medium Rigid Vehicle

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



JJ Richards Front Lift (2020)

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

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

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

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT

ZOOM GROUP

TTM CONSULTING PTY LTD
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LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000
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E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT: 87 FITZROY STREET, ROCKHAMPTON

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

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

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

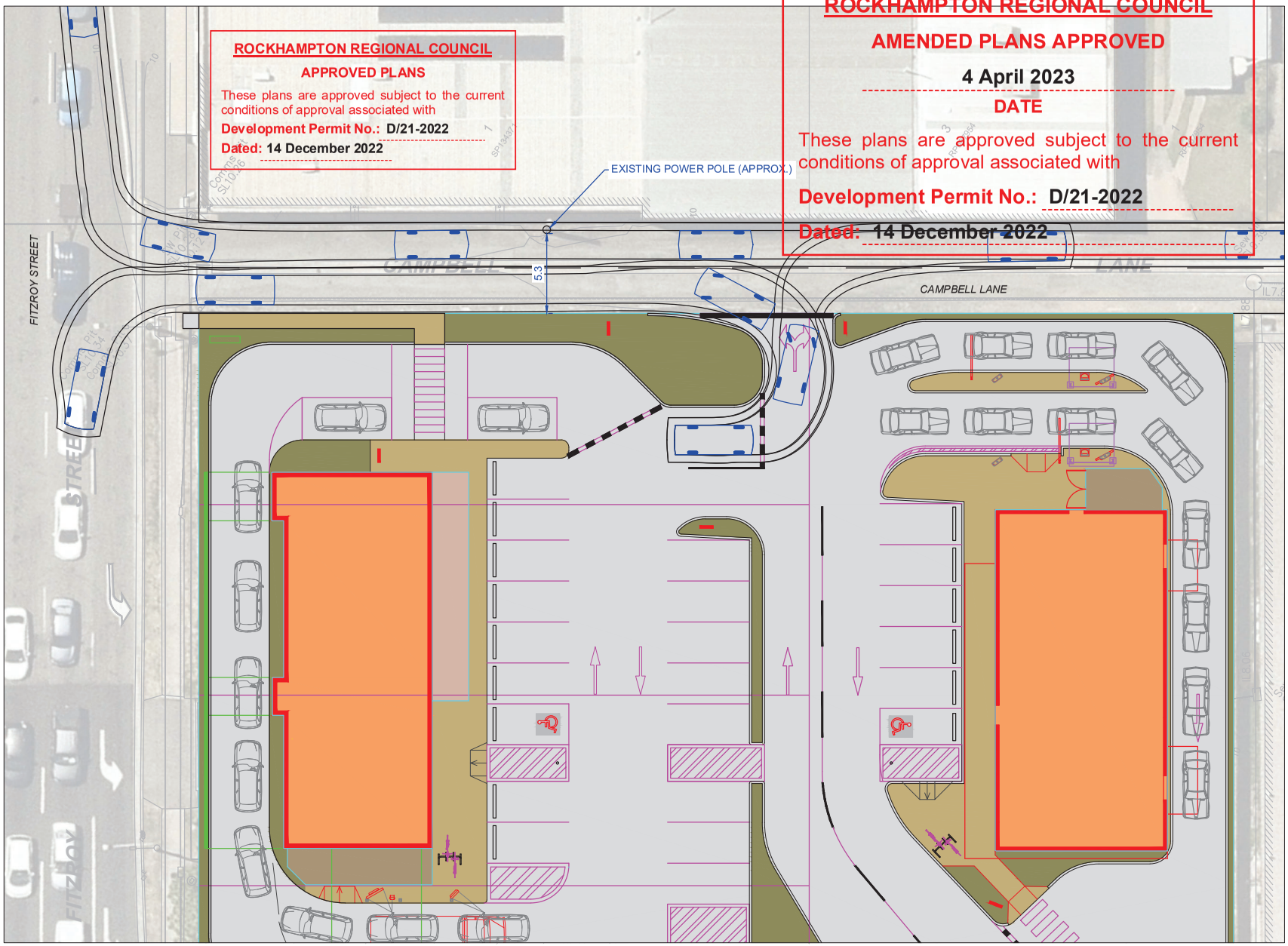
4 April 2023

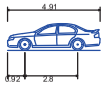
DATE

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

Development Permit No.: D/21-2022

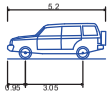
~~**Dated:** 14 December 2022~~





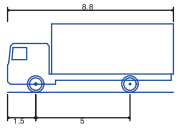
B85 Vehicle (Realistic min radius) (2004)

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



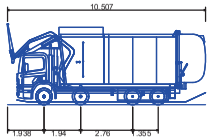
B99 Vehicle (Realistic min radius) (2004)

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



MRV - Medium Rigid Vehicle

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



JJ Richards Front Lift (2020)

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

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 15 Oct 2022

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

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT: ZOOM GROUP

TTM CONSULTING PTY LTD

ABN 65 010 868 621
LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000
P.O. BOX 12015, BRISBANE, QLD, 4003

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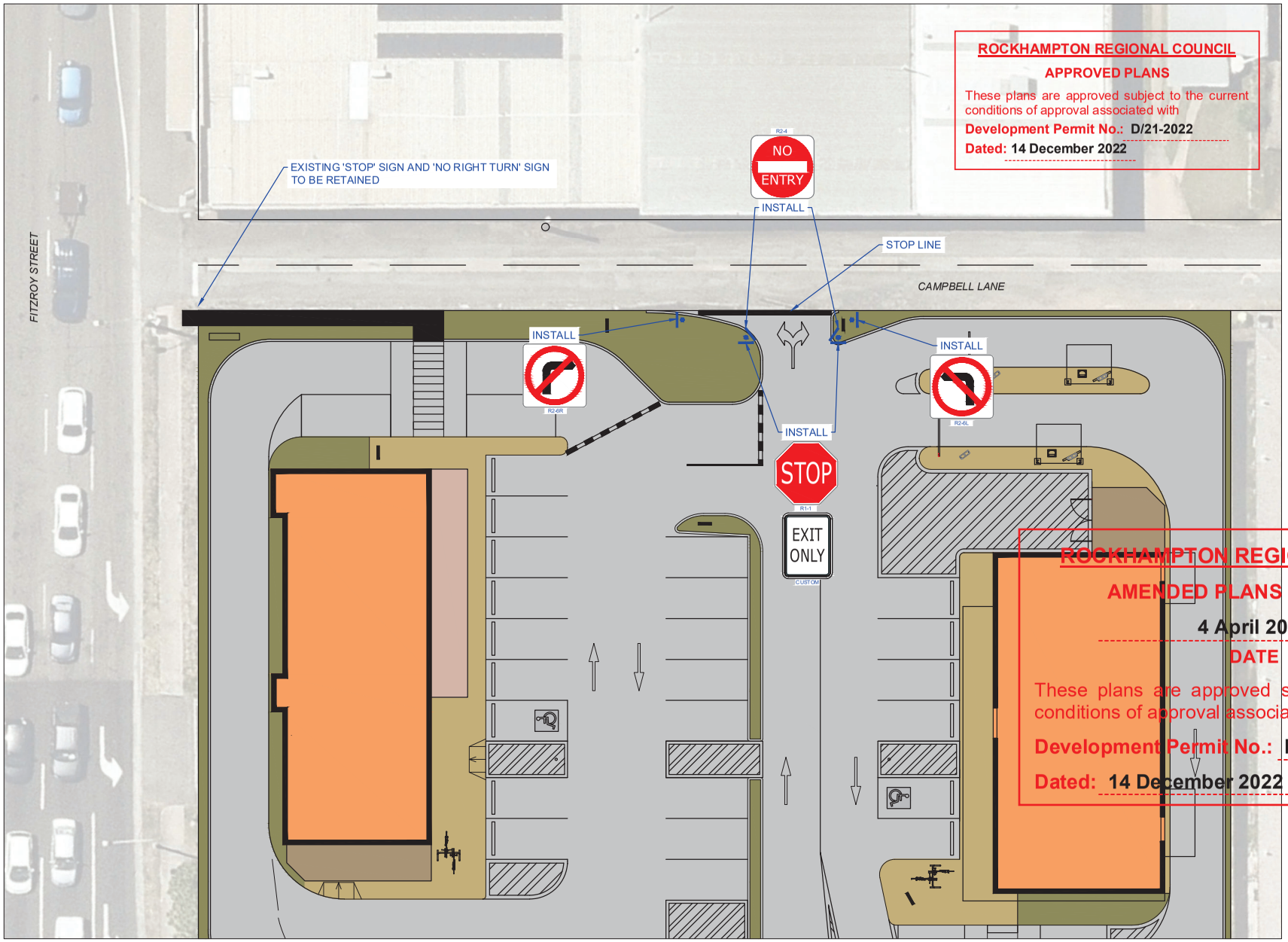
PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

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

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

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

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

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 3 Aug 2022

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

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT

ZOOM GROUP

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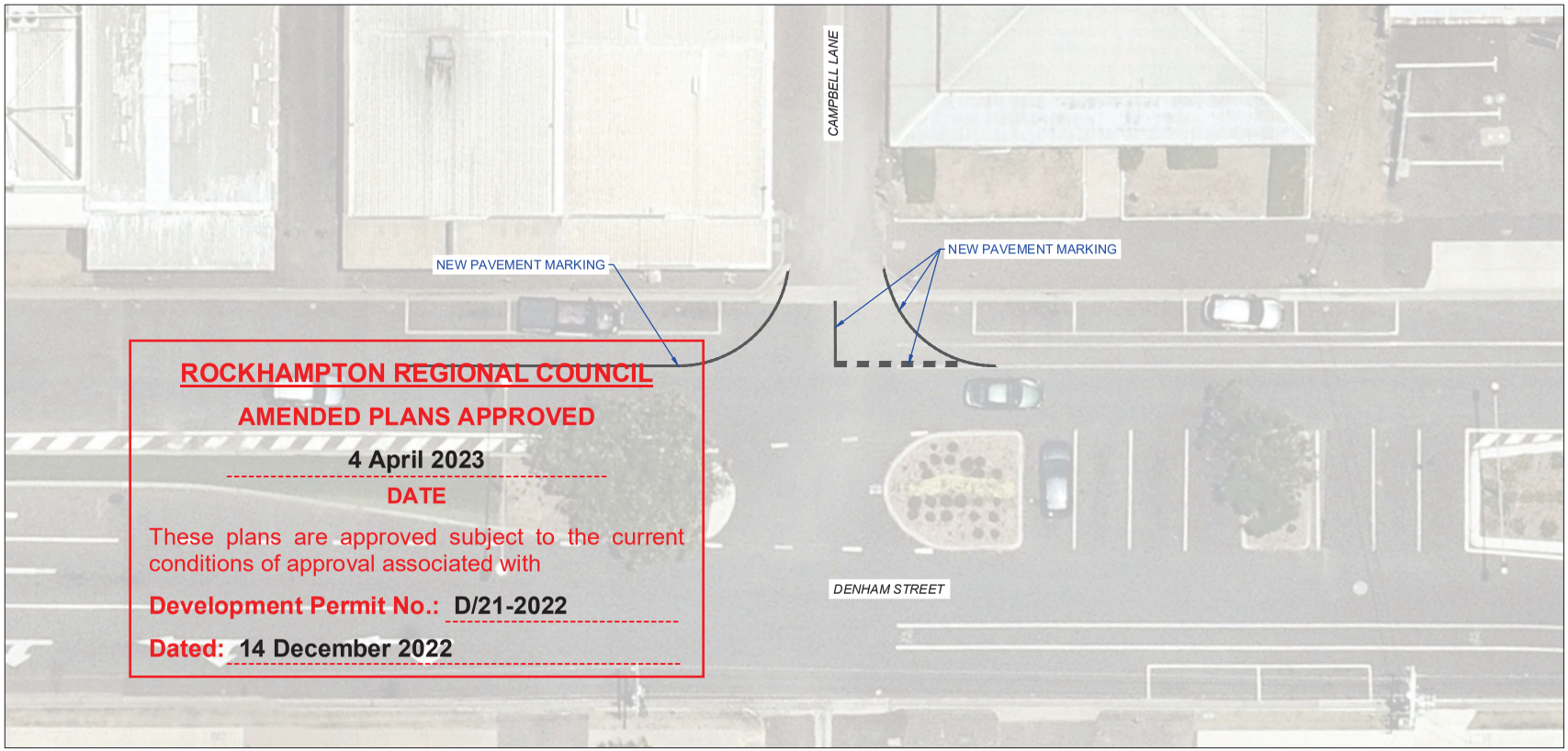
PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

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

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

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023



ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

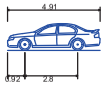
4 April 2023

DATE

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

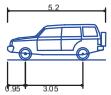
Development Permit No.: D/21-2022

Dated: 14 December 2022



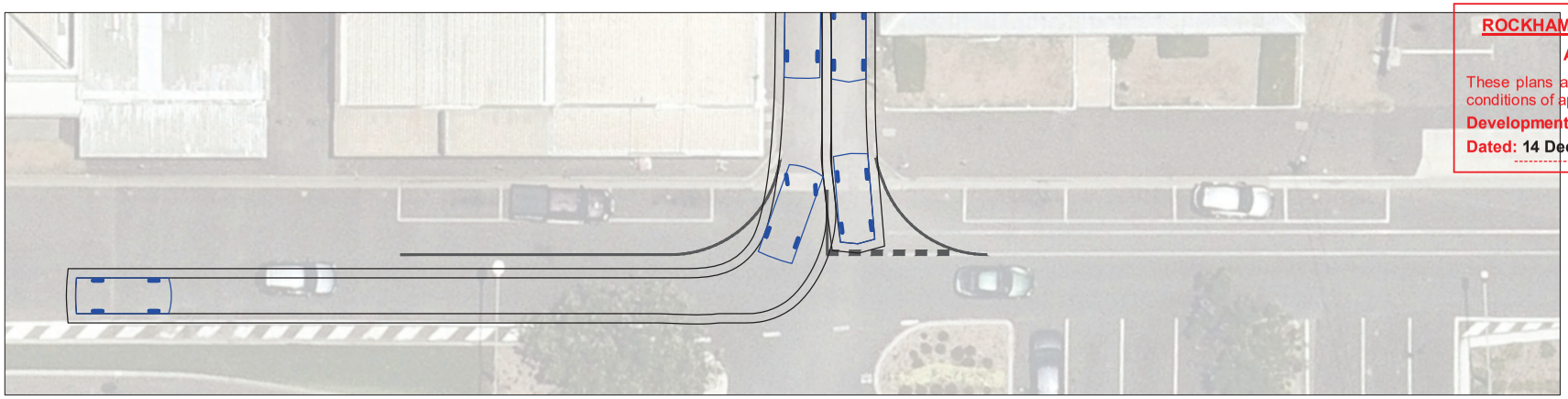
B85 Vehicle (Realistic min radius) (2004)

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



B99 Vehicle (Realistic min radius) (2004)

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



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

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

DIRECTOR

DAVID GRUMMITT RPEQ 19356

APPROVED 8 Aug 2022

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

SCALE 0 2.5 5 7.5 10 12.5m

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT

ZOOM GROUP

TTM CONSULTING PTY LTD

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PROJECT: **87 FITZROY STREET, ROCKHAMPTON**

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

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

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

NEARMAP DATED: 22/09/21 (PHOTOMANIPULATED)

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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Development Permit No.: D/21-2022

Dated: 14 December 2022

agla

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

PROPOSED FAST FOOD DEVELOPMENT

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

LANDSCAPE CONCEPT PLAN

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

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

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

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

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

LEGEND

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

– – – PROPOSED GARDEN EDGE
To future detail

ROCKHAMPTON REGIONAL COUNCIL

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Development Permit No.: D/21-2022

Dated: 14 December 2022

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

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

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

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Version: 1, Version Date: 04/04/2023

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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Development Permit No.: D/21-2022

Dated: 14 December 2022

agla

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

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

PROPOSED PLANTING SCHEDULE

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

****PLANT CONTAINER SIZE:**

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

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

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

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

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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/21-2022

Dated: 14 December 2022

Document Set ID: 40147696
Version: 1, Version Date: 14/12/2022

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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Development Permit No.: D/21-2022

Dated: 14 December 2022

agla

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

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

****PLANT CONTAINER SIZE:**

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

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

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

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Development Permit No.: D/21-2022

Dated: 14 December 2022

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

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Version: 1, Version Date: 04/04/2023

February 2023

MNCE Ref: C5656

SITE BASED STORMWATER MANAGEMENT PLAN

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

4 April 2023

DATE

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

Development Permit No.: D/21-2022

Dated: 14 December 2022

87-93 Fitzroy Street, Rockhampton

Commissioned By
Puget Sound Pty Ltd ART Synchronicity Investment Trust

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MILANOVIC NEALE
CONSULTING ENGINEERS

Document Set ID: 4041867
Version: 1, Version Date: 04/01/2023
Document Set ID: 4099515
Version: 1, Version Date: 10/03/2023

REPORT CONTROL SHEET

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

Revision / Checking

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

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

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

Model File Reference

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

Document Set ID: 4041867
Version: 1, Version Date: 04/01/2023
Document Set ID: 40399515
Version: 1, Version Date: 20/03/2023

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Document Set ID: 40399515
Version: 1, Version Date: 20/03/2023

1 INTRODUCTION

1.1 Overview and Background

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

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

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

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

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

Figure 1.2: Municipal Stormwater Infrastructure (RRC Maps)

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

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1.2 Objectives and Scope

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

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

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

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Version: 1, Version Date: 04/01/2023
Document Set ID: 4039515
Version: 1, Version Date: 20/03/2023

2 DATA

2.1 State and Local Government Policies

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

2.2 Level and Modelling Data

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

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

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3 OPPORTUNITIES AND CONSTRAINTS

3.1 Site Opportunities

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

3.2 Site Constraints

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

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4 WATER QUALITY MANAGEMENT

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

4.1 Risk Category

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

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

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

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4.2 Water Quality Objectives

4.2.1 Construction Phase

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

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

4.2.2 Operational Phase

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

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

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

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4.3 Water Quality Treatment

4.3.1 Construction Phase

Refer Section 4.2.1 for water quality treatment during construction phase.

4.3.2 Operational Phase

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

Table 4.1: Stormwater Quality Objectives

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

4.4 Water Quality Treatment

4.4.1 Model Selection

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

4.4.2 MUSIC Model Configuration

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

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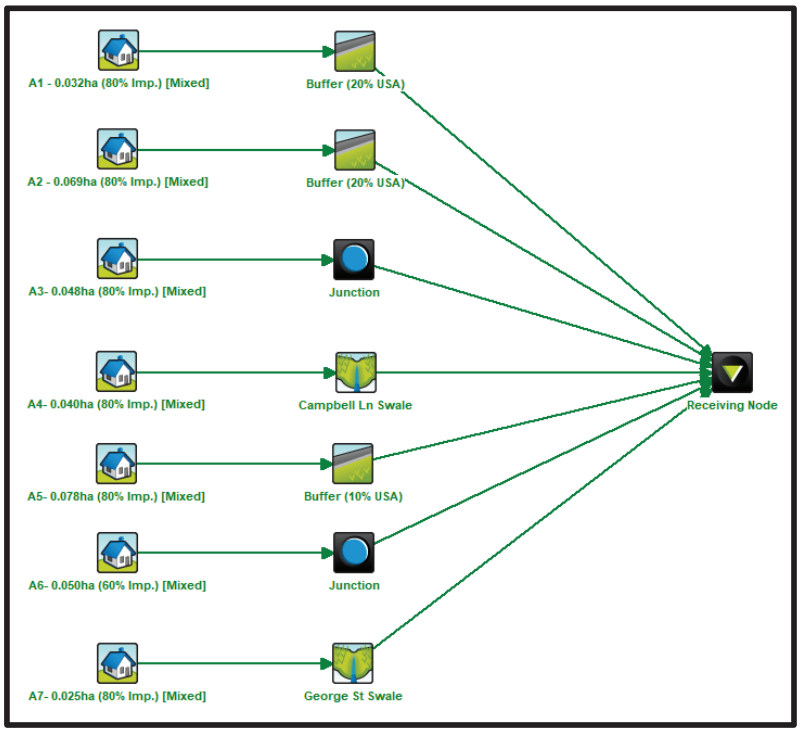

Figure 4.1: MUSIC Model Layout

4.4.2.1 Meteorological and Time Step

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

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

Rainfall Station: 39083 ROCKHAMPTON

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

4.4.2.2 Catchment Properties

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

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Table 4.2: MUSIC Catchment Parameters

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

4.4.2.3 Rainfall Runoff Parameters

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

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

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

4.4.2.4 Pollutant Export Parameters

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

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Table 4.4: MUSIC Catchment Parameters (Commercial Use)

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

4.4.3 Developed Unmitigated Conditions

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

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

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

Refer Appendix B for MUSIC summary report.

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4.4.4 Developed Mitigated Conditions

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

The proposed treatment train may be summarised as follows:

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

Refer below table for primary MUSIC model swale parameters.

Table 4.6: MUSIC Model Swale Parameters

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

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

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Table 4.7: MUSIC Model Removal Efficiencies

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

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

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5 WATER QUANTITY MANAGEMENT

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

5.1 Existing Condition

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

5.2 Existing Hydrologic Model

5.2.1 Catchment Parameters

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

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

Table 5.1: Rational Method Parameters

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

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5.2.2 Existing Hydrological Results

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

Table 5.2: Existing Site Peak Discharges

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

5.3 Developed Conditions

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

5.4 Developed Hydrological Model

5.4.1 Catchment Parameters

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

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

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Table 5.3: Rational Method Parameters

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

5.4.2 Developed Hydrological Results

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

Table 5.4: Developed Site Peak Discharges

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

5.5 Potential Impacts of Development

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

Table 5.5: Runoff Comparison (George Street)

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

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Table 5.6: Runoff Comparison (Campbell Lane)

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

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

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5.6 Road Capacity Analysis

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

5.6.1 Road Properties

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

Table 5.7: Existing Carriageway Properties

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

5.6.2 Existing Conditions

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

Table 5.8: Existing Road Flow Conditions

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

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5.6.3 Developed Conditions

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

Table 5.9: Developed Conditions

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

5.6.4 Carriageway Flow Conditions Comparison

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

Table 5.10: Road Conveyance Comparison (George Street)

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

Table 5.11: Road Conveyance Comparison (Campbell Lane)

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

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

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

5.7 Stormwater Management Strategy

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

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

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

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6 INTERPRETATION AND CONCLUSIONS

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

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

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

Refer Appendix A for the proposed stormwater management layout.

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APPENDIX A: PROPOSED DEVELOPEMNT LAYOUT

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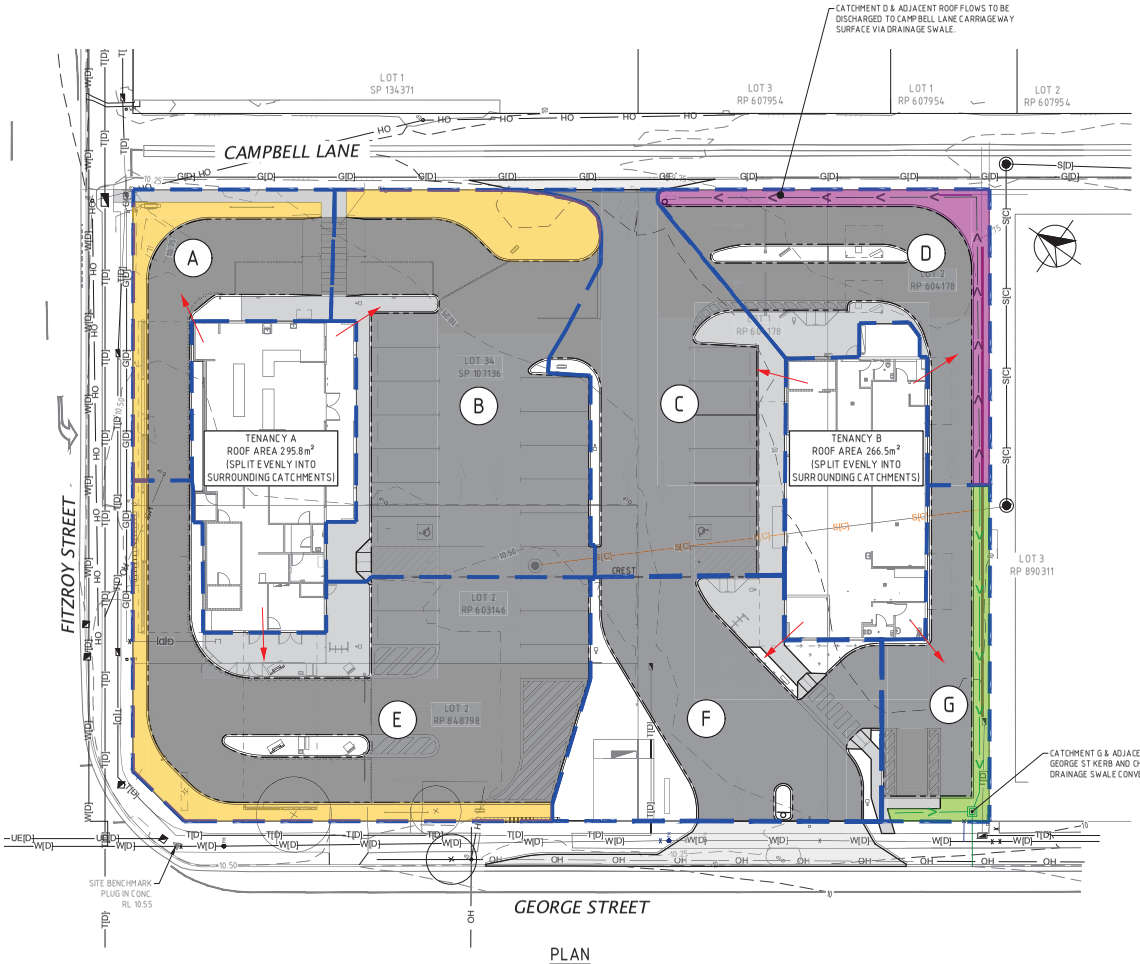

PLAN
SCALE 1:200

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

LEGEND

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

MUSIC CATCHMENT PROPERTIES

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

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

DIAL BEFORE YOU DIG:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION OR FIELD SURVEY, IF MADE AVAILABLE TO MNCE AT THE TIME OF DESIGN. THE LOCATION OF UNDERGROUND SERVICES ARE NOTED WITH THEIR RESPECTIVE CLASS IN ACCORDANCE WITH AS5488:2019, THE AUSTRALIAN STANDARDS FOR CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI). NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE FURTHER SURVEY AND POT HOLING AS REQUIRED, TO CONFIRM THE NATURE AND LOCATION OF THESE SERVICES AND VERIFY THE DESIGN.

SCALE 1:200 (A1) 0 4 8 12m
(SCALE BEFORE REDUCTION)

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	23.02.23	SH

MILANOVIC NEALE CONSULTING ENGINEERS
BRISBANE PH No. (07) 3255 1877 | IPSWICH PH No. (07) 3281 6603 | SYDNEY PH No. 1300 827 901 | GOLD COAST PH No. 1300 827 901
CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

CLIENT: PUGET SOUND PTY LTD

PROJECT: 87-93 FITZROY STREET, ROCKHAMPTON

TITLE: STORMWATER QUALITY CATCHMENT PLAN

DRAWN	DESIGNED	DATE
SH	CFR	FEB 2023
CHECKED	APPROVED	
JHU		

DRAWING No. C5656 - CD04 REV. A

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APPENDIX B: MUSIC MODEL SUMMARY

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Receiving Node

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Treatment Train Effectiveness

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

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APPENDIX C: RATIONAL METHOD CALCULATION SUMMARY

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LEGEND:

TOTAL SITE AREA = 0.342ha

ROOF TO GEORGE STREET
A = 0.024

HARDSTAND TO GEORGE STREET
A = 0.064

VEGETATION TO GEORGE STREET
A = 0.012

ROOF TO CAMPBELL LANE
A = 0.008

HARDSTAND TO CAMPBELL LANE
A = 0.092

VEGETATION TO CAMPBELL LANE
A = 0.142

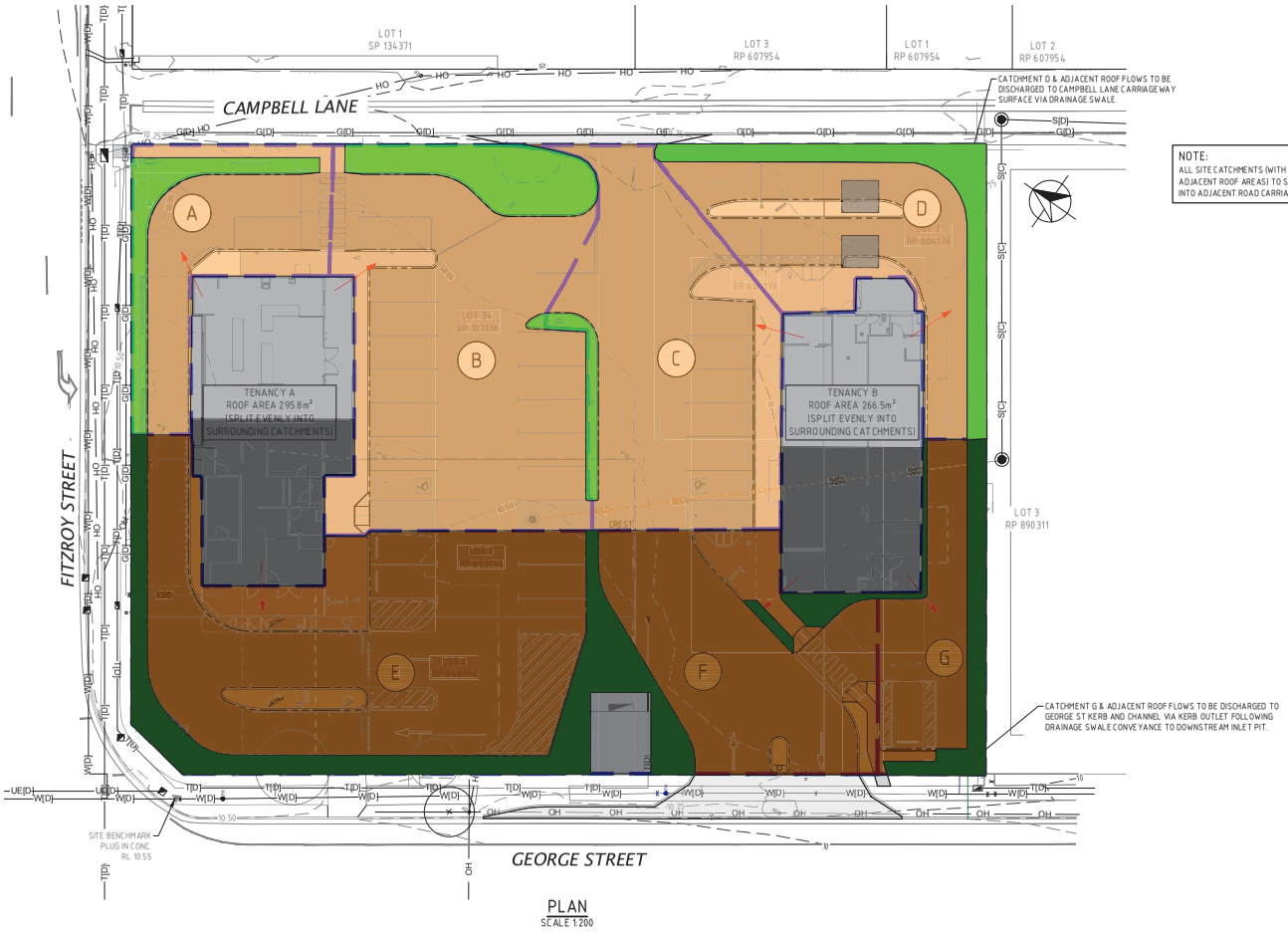
NOT FOR CONSTRUCTION

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

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

Document Set ID: 40399515
Version: 1, Version Date: 06/03/2023

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023



PLAN
SCALE 1:200

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

LEGEND:

ROOF TO GEORGE STREET
A = 0.031

HARDSTAND TO GEORGE STREET
A = 0.103

VEGETATION TO GEORGE STREET
A = 0.023

ROOF TO CAMPBELL LANE
A = 0.030

HARDSTAND TO CAMPBELL LANE
A = 0.133

VEGETATION TO CAMPBELL LANE
A = 0.022

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

DIAL BEFORE YOU DIG:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKEN POT HOLING TO VERIFY THE DESIGN.

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION OR FIELD SURVEY, IF MADE AVAILABLE TO MNCE AT THE TIME OF DESIGN. THE LOCATION OF UNDERGROUND SERVICES ARE NOTED WITH THEIR RESPECTIVE CLASS IN ACCORDANCE WITH AS5488:2019, THE AUSTRALIAN STANDARDS FOR CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI). NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE FURTHER SURVEY AND POT HOLING AS REQUIRED, TO CONFIRM THE NATURE AND LOCATION OF THESE SERVICES AND VERIFY THE DESIGN.

SCALE 1:200 (A1) 0 4 8 12m
(SCALE BEFORE REDUCTION)

REV.	DESCRIPTION	DATE	INIT.
A	PRELIMINARY ISSUE	23.02.23	SH

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

MILANOVIC NEALE CONSULTING ENGINEERS
CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
BRISBANE PH No. (07) 3255 1877 | IPSWICH PH No. (07) 3281 6603 | SYDNEY PH No. 1300 827 901 | GOLD COAST PH No. 1300 827 901

CONTACT DETAILS
E mail@mnce.com.au
W www.mnce.com.au

CLIENT: PUGET SOUND PTY LTD

PROJECT: 87-93 FITZROY STREET, ROCKHAMPTON

TITLE: PROPOSED CATCHMENT AREAS PLAN

DRAWN	DESIGNED	DATE
SH	CFR	FEB 2023
CHECKED	APPROVED	
JHU		

DRAWING No. C5656 - SK02 REV. A

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Version: 1, Version Date: 06/03/2023

RATIONAL METHOD CALCULATIONS - EXISTING SITE TO GEORGE STREET

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

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

Subcatchment Summary Table

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

Site C_{10} 0.86

Catchment Calculations (Major and Minor Storm ARI's)

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

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

Overland Flow Calculations

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

Runoff Summary

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

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Version: 1, Version Date: 04/01/2023
Document Set ID: 40399515
Version: 1, Version Date: 05/05/2023

RATIONAL METHOD CALCULATIONS - DEVELOPED SITE TO GEORGE STREET

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

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

Subcatchment Summary Table

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

Site C_{10} 0.86

Catchment Calculations (Major and Minor Storm ARI's)

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

Total Runoff	Minor	0.075	*m^3/s*
	Major	0.128	*m^3/s*
Total Area		0.157	*ha*

Overland Flow Calculations

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

Runoff Summary

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

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RATIONAL METHOD CALCULATIONS - EXISTING SITE TO CAMPBELL LANE

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

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

Subcatchment Summary Table

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

Site C_{10} 0.78

Catchment Calculations (Major and Minor Storm ARI's)

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

Total Runoff	Minor	0.074	*m^3/s*
	Major	0.132	*m^3/s*
Total Area		0.242	*ha*

Overland Flow Calculations

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

Runoff Summary

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

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Version: 1, Version Date: 04/01/2023
Document Set ID: 4039515
Version: 1, Version Date: 20/12/2023

RATIONAL METHOD CALCULATIONS - DEVELOPED SITE TO CAMPBELL LANE

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

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

Subcatchment Summary Table

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

Site C_{10} 0.86

Catchment Calculations (Major and Minor Storm ARI's)

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

Total Runoff	Minor	0.089	*m^3/s*
	Major	0.151	*m^3/s*
Total Area		0.185	*ha*

Overland Flow Calculations

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

Runoff Summary

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

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APPENDIX D: ROAD CAPACITY CALCULATION SUMMARY

Document Set ID: 4041867
Version: 1, Version Date: 04/01/2023
Document Set ID: 4099515
Version: 1, Version Date: 20/03/2023

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

OVERALL CONDITIONS

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

EXISTING CONDITIONS

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

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DEVELOPED CONDITIONS

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

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

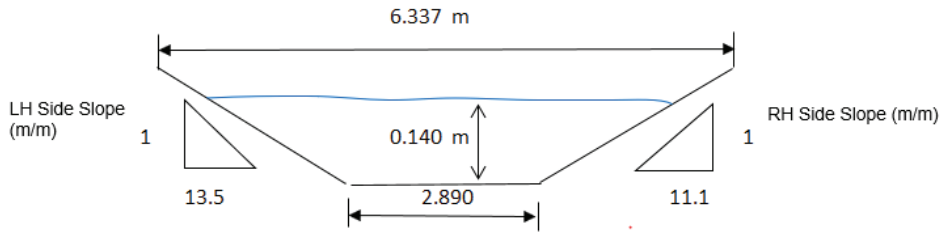
OVERALL CONDITIONS

Hydraulics (Manning's Equation)

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

Channel Flow Conditions

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



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

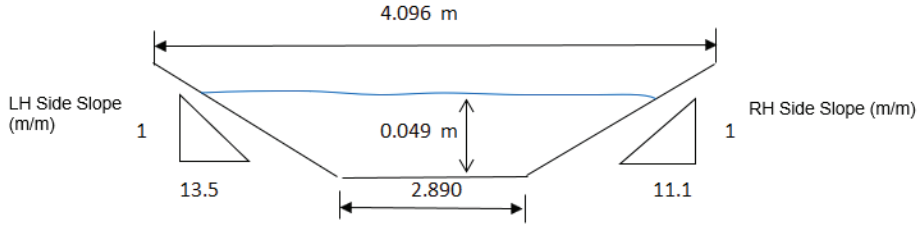
EXISTING CONDITIONS

Hydraulics (Manning's Equation)

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

Channel Flow Conditions

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



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

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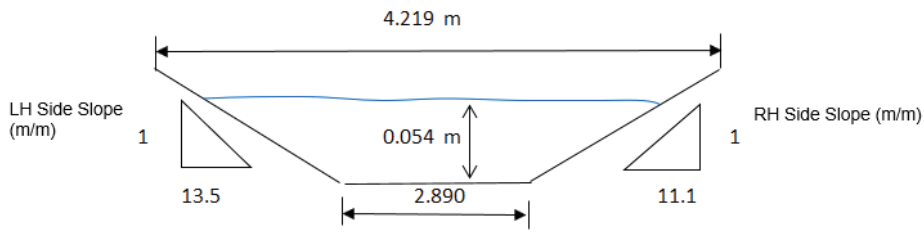
DEVELOPED CONDITIONS

Hydraulics (Manning's Equation)

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

Channel Flow Conditions

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



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

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Version: 1, Version Date: 04/04/2023

Queensland Government

SARA reference: 2203-27936 SRA
Council reference: D/21-2022
Applicant reference: 211216

21 October 2022

Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton Qld 4700
enquiries@rrc.qld.gov.au

Attention: Aidan Murray

Dear Sir/Madam

SARA response—125 George Street, Rockhampton City; 93 Fitzroy Street, Rockhampton City; 87 Fitzroy Street, Rockhampton City

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 23 March 2022.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	21 October 2022
Conditions:	The conditions in **Attachment 1** must be attached to any development approval.
Advice:	Advice to the applicant is in **Attachment 2**.
Reasons:	The reasons for the referral agency response are in **Attachment 3**.

Development details

Description:	Development permit	Material Change of Use for Two (2) Food and Drink Outlets Operational Works for Advertising Devices

Fitzroy/Central regional office
Level 2, 209 Bolsover Street, Rockhampton
PO Box 113, Rockhampton QLD 4700

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

SARA role:	Referral Agency.
SARA trigger:	Schedule 10, part 9, division 4, subdivision 2, table 4 (Planning Regulation 2017) Development application for a material change of use near a State transport corridor or that is a future State transport corridor
SARA reference:	2203-27936 SRA
Assessment Manager:	Rockhampton Regional Council
Street address:	125 George Street, Rockhampton City; 93 Fitzroy Street, Rockhampton City; 125 George Street, Rockhampton City; 93 Fitzroy Street, Rockhampton City; 87 Fitzroy Street, Rockhampton City
Real property description:	1RP604178; 2RP603146; 2RP604178; 2RP848798; 34SP107136
Applicant name:	Puget Sound Pty Ltd
Applicant contact details:	PO Box 1000 BUDDINA QLD 4575 admin@astpd.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision: • Approved • Reference: TMR22-035862 • Date: 17 October 2022 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at CorridorManagement@tmr.qld.gov.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Carl Porter, Principal Planning Officer, on 07 4924 2918 or via email RockhamptonSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Anthony Walsh
Manager Planning

cc Puget Sound Pty Ltd, admin@astpd.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use		
Schedule 10, part 9, division 4, subdivision 2, table 4—The chief executive administering the *Planning Act 2016* nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The road works and road access works must be provided generally in accordance with the following plans: (a) Proposed Site Plan prepared by Verve dated 05.10.2022, reference 21185-DA02, and revision G, as amended in red by SARA. (b) Preliminary Functional Layout Plan prepared by TTM dated 6 Sep 2022, reference 21BRT0461-14 and revision A.	Prior to the commencement of use and to be maintained at all times.
2.	The permitted road access location must be provided generally in accordance with the following plan: (a) Proposed Site Plan prepared by Verve dated 5 October 2022, reference 21185-DA02, and revision G, as amended in red by SARA. Note: The permitted access location to the subject site from George Street (the state-controlled road) is to be located at TMR Chainage 120.976km (Lat: -23.381085; Long: 150.505996).	At all times.
3.	Direct access is not permitted between Fitzroy Street or George Street and the subject site at any location other than the permitted access location as per Condition 2.	At all times
4.	(a) The existing vehicular property accesses located between: i. Lot 2 on plan RP603146 and Fitzroy Street, and ii. Lot 2 on plan RP848798 and George Street, must be permanently closed and removed. (b) The kerb and channelling and footpath between the pavement edge and the property boundary must be reinstated in accordance with Capricorn Municipal Development Guidelines (CMDG) at no cost to the Department of Transport and Main Roads'.	Prior to commencement of use
5.	(a) Road works comprising a short Auxiliary Left Turn treatment (AUL(s)), must be provided generally in accordance with the Preliminary Functional Layout Plan prepared by TTM dated 6 Sep 2022, reference 21BRT0461-14 and revision A. (b) The road works must be designed and constructed in accordance with: • Figure A 17 of Austroads Guide to Road Design – Part 4, specifically incorporating a deceleration / diverge length of	Prior to the commencement of use.

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	25m and a taper length of 15m. • A shared cycle lane, with signage and pavement marking generally in accordance with Queensland Manual of Uniform Traffic Control Devices, including index sign W6-Q05_2.	
6.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. (b) Any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road.	(a) At all times. (b) At all times.

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Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) v3.0. If a word remains undefined it has its ordinary meaning.
Road works and road access works approval	
2.	Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' at CorridorManagement@tmr.qld.gov.au to make an application for road works and/or road access works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.

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Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The proposed development is for two Food and Drink Outlets with drive-thru facilities and associated Advertising Devices
- The proposed development will not have any direct access to Fitzroy Street (a state-controlled road).
- The proposed development will have a direct access to George Street (a state-controlled road).
- The access to George Street can be conditioned to ensure the safety and efficiency of the state-controlled road is maintained.
- The proposed development will access Campbell Lane as an exit only to limit traffic movements at the intersection with Fitzroy Street.
- The proposed development complies with the relevant parts of State code 1: Development in a state-controlled road environment with the application of conditions.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 3.0)
- The Development Assessment Rules
- SARA DA Mapping system

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Attachment 4—Change representation provisions

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Attachment 5—Approved plans and specifications

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Our ref TMR22-035862
Your ref 211216
Enquiries Anton DeKlerk

Queensland Government

Department of
Transport and Main Roads

17 October 2022

Puget Sound Pty Ltd Tte
c/- ADAMS + SPARKES Town Planning
PO Box 1000
Buddina QLD 4557

Decision Notice – Permitted Road Access Location

(s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road[1]

Development application reference number D/21-2022, lodged with Rockhampton Regional Council involves constructing or changing a vehicular access between Lot 34SP107136; Lot 2RP603146; Lot 2RP848798; Lot 1RP604178; and Lot 2RP604178, the land the subject of the application, and the Bruce Highway (also known as George Street) and Rockhampton-Yeppoon Road (also known as Fitzroy Street) (both being state-controlled roads).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Application Details

Address of Property	87-93 Fitzroy Street, Rockhampton City QLD 4700
Real Property Description	Lot 34SP107136; Lot 2RP603146; Lot 2RP848798; Lot 1RP604178; and Lot 2RP604178
Aspect/s of Development	Two Food and Drink Outlets and Operational Works for Advertising Devices

Decision (given under section 67 of TIA)
It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
Road Access Location		
1	The permitted road access location is to be generally in accordance with the Proposed Site Plan prepared by Verve dated 5 October 2022, reference 21185-DA02 and revision G (amended in red) and located at: • Road 10E Bruce Highway (also known as George Street) at TMR Chainage 120.976km (Lat: -23.381085; Long: 150.505996).	At all times.

[1] Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations
Fitzroy District
31 Knight Street North Rockhampton QLD 4701
PO Box 5096 Red Hill Rockhampton QLD 4701

Telephone +61 7 (07) 4931 1545
Website www.tmr.qld.gov.au
Email Central.Queensland.IDAS@tmr.qld.gov.au
ABN: 39 407 690 291

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No.	Conditions of Approval	Condition Timing
2	Road access works (at the permitted road access location) must comprise of a short Auxiliary Left Turn Treatment (AUL(s)), and be generally in accordance with: (i) Preliminary Functional Layout Plan prepared by TTM dated 6 September 2022, reference 21BRT0461-14 and revision A. (ii) Figure A 17 of Austroads Guide to Road Design – Part 4, specifically incorporating a minimum deceleration / diverge length of 25m and a taper length of 15m. (iii) A shared cycle lane, with signage and pavement marking generally in accordance with Queensland Manual of Uniform Traffic Control Devices, including index sign W6-Q05_2.	Prior to commencement of use
3	a) Direct access is not permitted between Fitzroy Street (the state-controlled road) and the subject site at any location. b) Direct access is not permitted between George Street (the state-controlled road) and the subject site at any location other than the permitted access location as per Condition 1.	At all times.
4	All redundant road accesses on Fitzroy Street and George Street, fronting the subject site, must be permanently closed and removed and all kerb and channel / footpath must be reinstated between the pavement edge and the property boundary in accordance with the Road Planning and Design Manual, 2nd Edition (RPDM), at no expense to the Department of Transport and Main Roads.	Prior to commencement of use
5	The use of the permitted road access location is to be restricted to a maximum 10.5m Front Loading Refuse Collection Vehicle.	At all times.
6	The road access is to be constructed and maintained at no cost to the department in accordance with section 64(a) & (b) of the *Transport Infrastructure Act 1994*.	At all times
7	The applicant shall be responsible for all maintenance works for the access in accordance with Module 9 of the Local Government Association of Queensland document 'TMR/Local Government Cost Sharing Arrangement', dated October 2017.	At all times
8	All vehicles entering or exiting the property via the permitted access must travel in a forward direction only.	At all times
9	Reasonable steps are taken to ensure that the permitted road access is used by others in accordance with these conditions.	At all times

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Reasons for the decision

The reasons for this decision are as follows:

a) To maintain the safety and efficiency of the state-a) controlled road.

b) To ensure the vehicular accesses are consistent with the functional requirements of the state-controlled road.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
   a) starts to have effect when the development approval has effect; and
   b) stops having effect if the development approval lapses or is cancelled; and
   c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

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If further information about this approval or any other related query is required, Mr Anton DeKlerk, Principal Town Planner should be contacted by email at CorridorManagement@tmr.qld.gov.au or on (07) 4931 1500.

Yours sincerely

Anton DeKlerk
Principal Town Planner

Attachments: Attachment A – Decision evidence and findings

Attachment B - Section 70 of TIA

Attachment C - Appeal Provisions

Attachment D - Permitted Road Access Location Plan:

Proposed Site Plan prepared by Verve dated 5 October 2022, reference 21185-DA02 and revision G (amended in red).

Attachment E - Preliminary Functional Layout Plan prepared by TTM dated 6 September 2022, reference 21BRT0461-14 and revision A

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Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The proposal is for a Development Permit for a Material Change of Use for two (2) Food and Drink Outlets and Operational Works for Advertising Devices located at 87-93 Fitzroy Street, Rockhampton on land described as Lot 34 SP107136, Lot 2 RP603146, Lot 2 RP848798, Lots 1 RP604178 and Lot 2 RP604178.
- The subject site is located on the corner of Fitzroy Street and George Street, both being a state-controlled road. Two driveway crossovers are proposed, one (1) to George Street and one (1) to Campbell Lane (a local government road). The main access to the subject site will be from George Street (left-in and left-out) with an exit only onto Campbell Lane (which intersects onto Fitzroy Street).
- The proposed vehicle movements from the subject site onto Campbell Lane can impact the function and safety on Fitzroy Street (at the Campbell Lane intersection). The applicant has therefore updated the development plans to include additional signage and line marking both on Campbell Lane and within the site to discourage any entry into the site from the laneway which will prevent any significant impacts onto Fitzroy Street (please refer to Preliminary Signage and Pavement Marking Plan prepared by TTM dated 3 August 2022, reference 21BRT0461-11 and revision A).
- TMR do not object to the proposed configuration of the exit only (with road signage) onto Campbell Lane and will condition it accordingly as part of the DA application (as per Preliminary Signage and Pavement Marking Plan prepared by TTM dated 3 August 2022, reference 21BRT0461-11 and revision A).
- Furthermore, in accordance with the preliminary functional layout plan for an alternate site access location on George Street with an associated AUL(s) left turn deceleration lane, provided by the applicant on 6 September 2022, TMR is satisfied that this will address the concerned raised and is therefore willing to accept the proposed design.
- It is noted / acknowledged that the road environment along George Street is relatively constrained with limited space available for the provision of an AUL(s) turn treatment and an on-road cycle facility due to the relatively narrow road shoulder and verge widths and the presence of existing Public Utility Plant (PUP) and services. Although constrained, TMR is willing to support a shared left-turn lane/on-road cycle facility, and will therefore condition a shared left-turn lane/on-road cycle facility, generally in accordance with the Queensland Manual of Uniform Traffic Control Devices (MUTCD) Q-series signs (W6-Q05_2).

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version / Issue
Preliminary Functional Layout Plan – Site Access Detail	TTM	6 September 2022	21BRT0461-14 Sheet 1 of 2	A
Preliminary Functional Layout Plan – Vehicle Swept Path	TTM	6 September 2022	21BRT0461-14 Sheet 2 of 2	A
Proposed Site Plan	Verve	5 October 2022	21185-DA02	G

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Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

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70 Offences about road access locations and road access works, relating to decisions under s 62(1)

(1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.

(2) A person to whom this section applies must not—

(a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or

(b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or

(c) obtain any other access between the land and the road contrary to the decision; or

(d) use a road access location or road access works contrary to the decision; or

(e) contravene a condition stated in the decision; or

(f) permit another person to do a thing mentioned in paragraphs (a) to (e); or

(g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

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Attachment C

Appeal Provisions

Transport Infrastructure Act 1994

Chapter 16 General provisions

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485 Internal review of decisions

(1) A person whose interests are affected by a decision described in schedule 3 (the ***original decision***) may ask the chief executive to review the decision.

(2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.

(3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—

(a) applies to the review; and

(b) provides—

(i) for the procedure for applying for the review and the way it is to be carried out; and

(ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

(1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.

(2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.

(3) The Transport Planning and Coordination Act 1994, part 5, division 3—

(a) applies to the appeal; and

(b) provides—

(i) for the procedure for the appeal and the way it is to be disposed of; and

(ii) that the person may apply to the appeal court to have the original decision stayed.

(4) Subsection (5) applies if—

(a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

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(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

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31 Applying for review

(1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.

(2) However, if—

(a) the notice did not state the reasons for the original decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

(3) In addition, the chief executive may extend the period for applying.

(4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

(1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.

(2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.

(3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.

(4) The chief executive is a party to the application.

(5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.

(6) The stay—

(a) may be given on conditions the relevant entity considers appropriate; and

(b) operates for the period specified by the relevant entity; and

(c) may be revoked or amended by the relevant entity.

(7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

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(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

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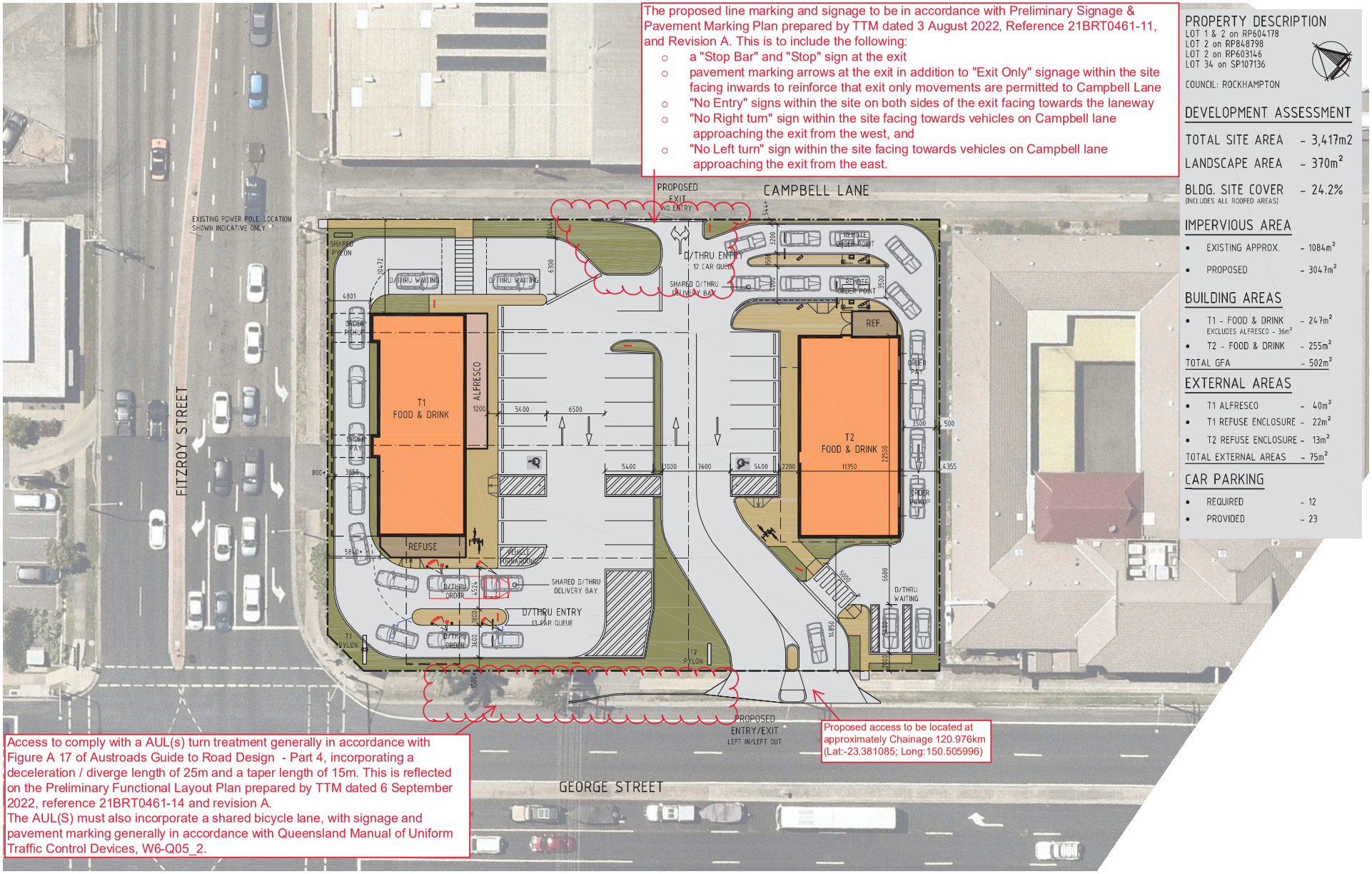
D.A ISSUE

The proposed line marking and signage to be in accordance with Preliminary Signage & Pavement Marking Plan prepared by TTM dated 3 August 2022, Reference 21BRT0461-11, and Revision A. This is to include the following:

- a "Stop Bar" and "Stop" sign at the exit
- pavement marking arrows at the exit in addition to "Exit Only" signage within the site facing inwards to reinforce that exit only movements are permitted to Campbell Lane
- "No Entry" signs within the site on both sides of the exit facing towards the laneway
- "No Right turn" sign within the site facing towards vehicles on Campbell lane approaching the exit from the west, and
- "No Left turn" sign within the site facing towards vehicles on Campbell lane approaching the exit from the east.



Proposed access to be located at approximately Chainage 120.976km (Lat:-23.381085; Long:150.505996)

Access to comply with a AUL(s) turn treatment generally in accordance with Figure A 17 of Austroads Guide to Road Design - Part 4, incorporating a deceleration / diverge length of 25m and a taper length of 15m. This is reflected on the Preliminary Functional Layout Plan prepared by TTM dated 6 September 2022, reference 21BRT0461-14 and revision A.
The AUL(S) must also incorporate a shared bicycle lane, with signage and pavement marking generally in accordance with Queensland Manual of Uniform Traffic Control Devices, W6-Q05_2.

PROPERTY DESCRIPTION

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

COUNCIL: ROCKHAMPTON

DEVELOPMENT ASSESSMENT

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

IMPERVIOUS AREA

• EXISTING APPROX.	- 1084m²
• PROPOSED	- 3047m²

BUILDING AREAS

• T1 - FOOD & DRINK (EXCLUDES ALFRESCO - 36m²)	- 247m²
• T2 - FOOD & DRINK	- 255m²
TOTAL GFA	- 502m²

EXTERNAL AREAS

• T1 ALFRESCO	- 40m²
• T1 REFUSE ENCLOSURE	- 22m²
• T2 REFUSE ENCLOSURE	- 13m²
TOTAL EXTERNAL AREAS	- 75m²

CAR PARKING

• REQUIRED	- 12
• PROVIDED	- 23

Consulting Engineer

VERVE BUILDING DESIGN CO.
BUILDING DESIGNERS LICENCE No. 1002212 PH. 07 3857 0942
OFFICE 2, LEVEL 1, 488 LUTWYCHE ROAD, LUTWYCHE QLD 4030 E: info@verveboz.com.au
imagine ▫ create ▫ deliver

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

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Do not scale this drawing.
Check all dimensions on site prior commencement of works

Revision and approvals

Code	Date	Drn	Description	Chk
F	07.06.2022	MR	RESPONSE TO LR.	
E	01.07.2022	MR	RESPONSE TO LR.	
G	05.11.2022	MR	RESPONSE TO LR.	

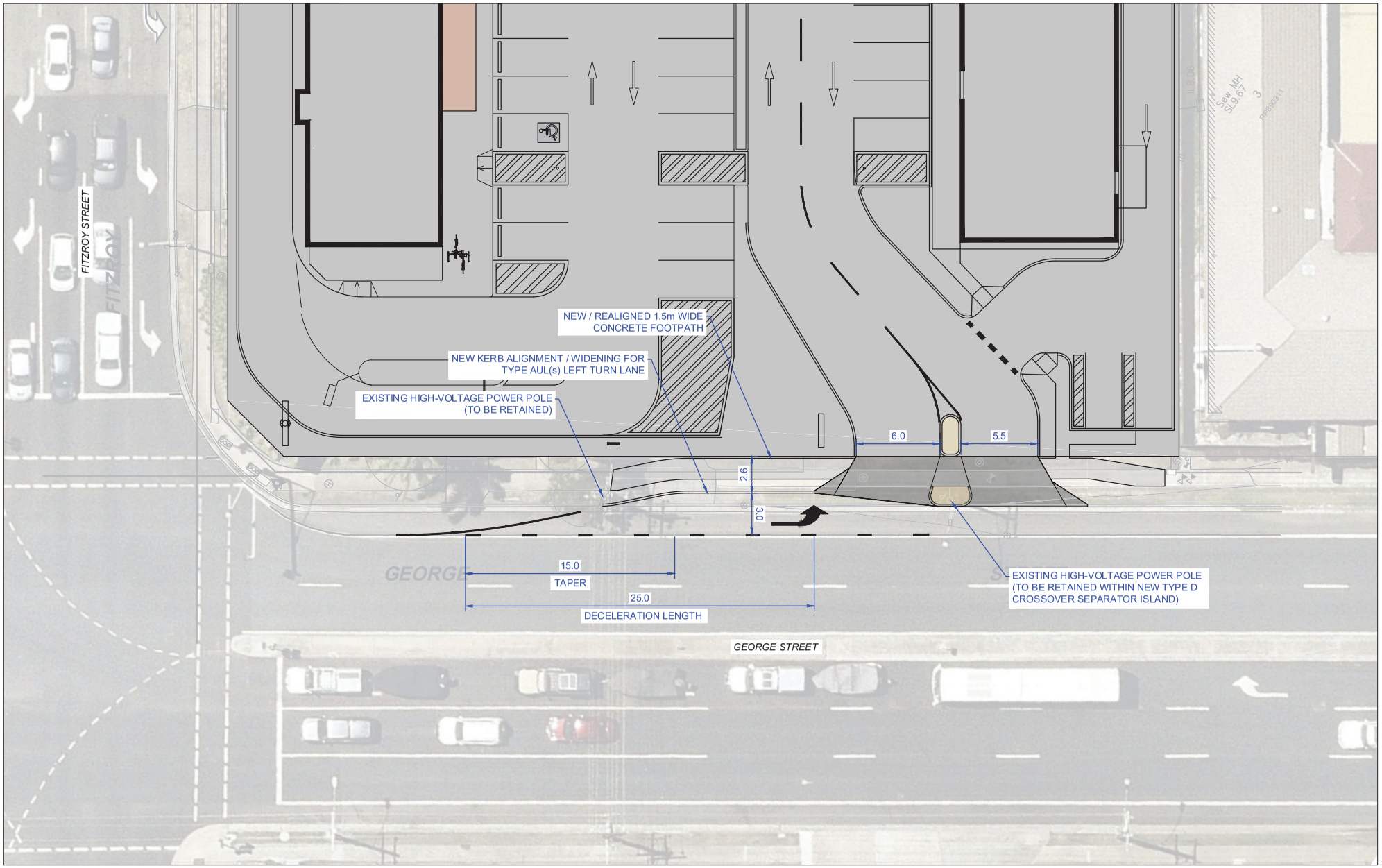
Project Description: PROPOSED MIXED USE DEVELOPMENT 87 FITZROY ST. ROCKHAMPTON

Drawing Title: PROPOSED SITE PLAN

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

Document Set ID: 40441867
Version: 1, Version Date: 04/04/2023

Document Set ID: 4044467
Version: 1, Version Date: 04/04/2023



REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	06-09-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m
SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT
ZOOM GROUP

TTM CONSULTING PTY LTD
ABN 65 010 868 621
LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000
P.O. BOX 12015, BRISBANE, QLD, 4003

T: (07) 3327 9500 F: (07) 3327 9501
E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT
87 FITZROY STREET, ROCKHAMPTON

DRAWING TITLE
GEORGE STREET VEHICULAR SITE ACCESS
PRELIMINARY FUNCTIONAL LAYOUT PLAN
SITE ACCESS DETAIL

PROJECT NUMBER	ORIGINAL SIZE
21BRT0461	A3
DRAWING NUMBER	REVISION
21BRT0461-14	A
DATE	SHEET
6 Sep 2022	1 OF 2

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

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Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

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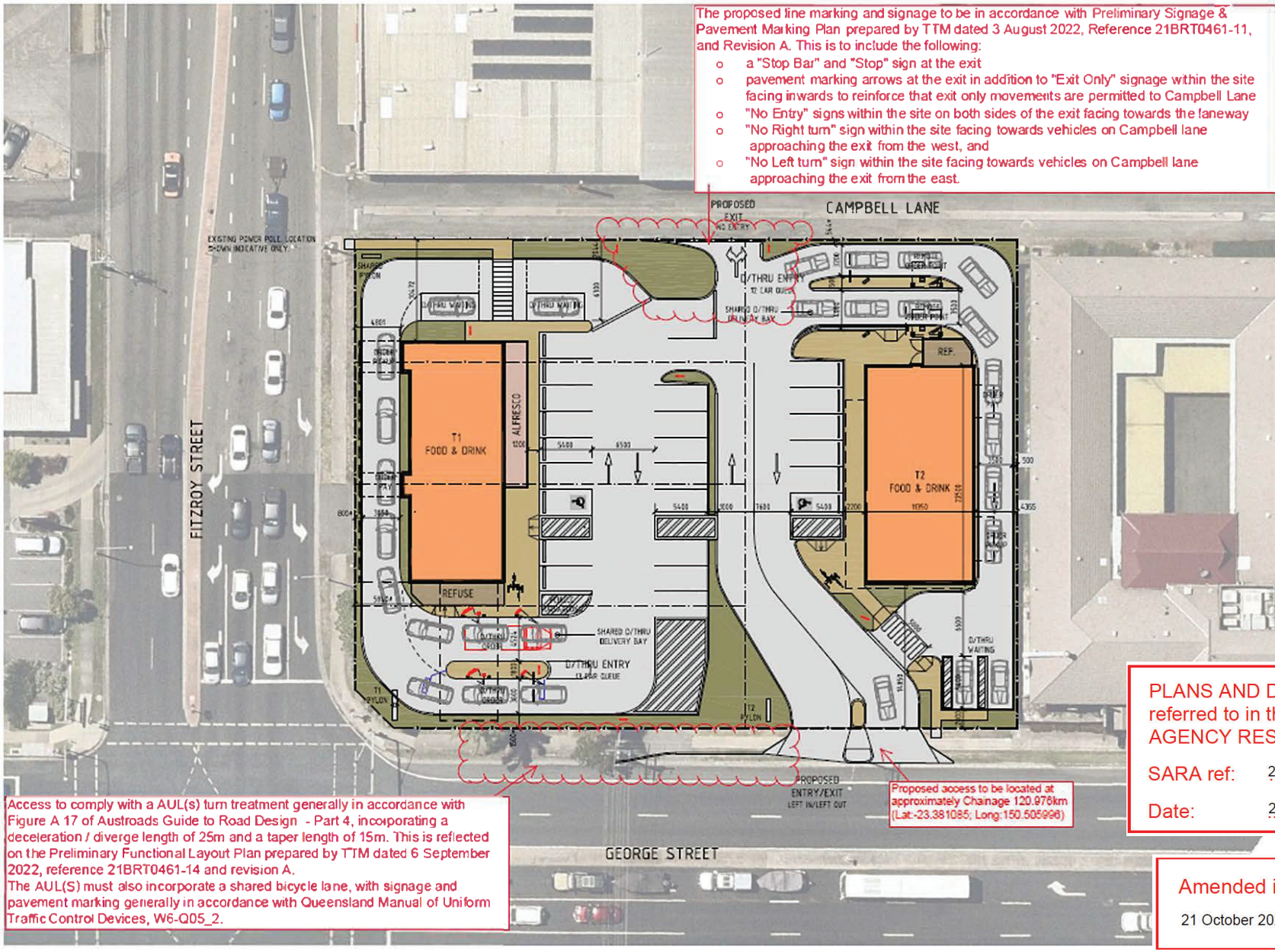
D.A ISSUE

The proposed line marking and signage to be in accordance with Preliminary Signage & Pavement Marking Plan prepared by TTM dated 3 August 2022, Reference 21BRT0461-11, and Revision A. This is to include the following:

- a "Stop Bar" and "Stop" sign at the exit
- pavement marking arrows at the exit in addition to "Exit Only" signage within the site facing inwards to reinforce that exit only movements are permitted to Campbell Lane
- "No Entry" signs within the site on both sides of the exit facing towards the laneway
- "No Right turn" sign within the site facing towards vehicles on Campbell lane approaching the exit from the west, and
- "No Left turn" sign within the site facing towards vehicles on Campbell lane approaching the exit from the east.



Proposed access to be located at approximately Chainage 120.976km (Lat:-23.381085; Long:150.505996)

Access to comply with a AUL(s) turn treatment generally in accordance with Figure A 17 of Austroads Guide to Road Design - Part 4, incorporating a deceleration / diverge length of 25m and a taper length of 15m. This is reflected on the Preliminary Functional Layout Plan prepared by TTM dated 6 September 2022, reference 21BRT0461-14 and revision A.
The AUL(S) must also incorporate a shared bicycle lane, with signage and pavement marking generally in accordance with Queensland Manual of Uniform Traffic Control Devices, W6-Q05_2.

PROPERTY DESCRIPTION

LOT 1 & 2 on RP604178
LOT 2 on RP848798
LOT 2 on RP603146
LOT 34 on SP107135

COUNCIL ROCKHAMPTON

DEVELOPMENT ASSESSMENT

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

IMPERVIOUS AREA

- EXISTING APPROX. - [illegible]m²
- PROPOSED - 3047m²

BUILDING AREAS

- T1 - FOOD & DRINK - 247m² (EXCLUDES ALFRESCO - 34m²)
- T2 - FOOD & DRINK - 255m²

TOTAL GFA - 502m²

EXTERNAL AREAS

- T1 ALFRESCO - 40m²
- T1 REFUSE ENCLOSURE - 22m²
- T2 REFUSE ENCLOSURE - 13m²

TOTAL EXTERNAL AREAS - 75m²

CAR PARKING

- REQUIRED - 12
- PROVIDED - 23

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2203-27936 SRA

Date: 21 October 2022

Amended in red by SARA on

21 October 2022

VERVE
commercial / industrial / retail
fast food restaurant design
travel centre / service stations
project concept to completion
imagine • create • deliver

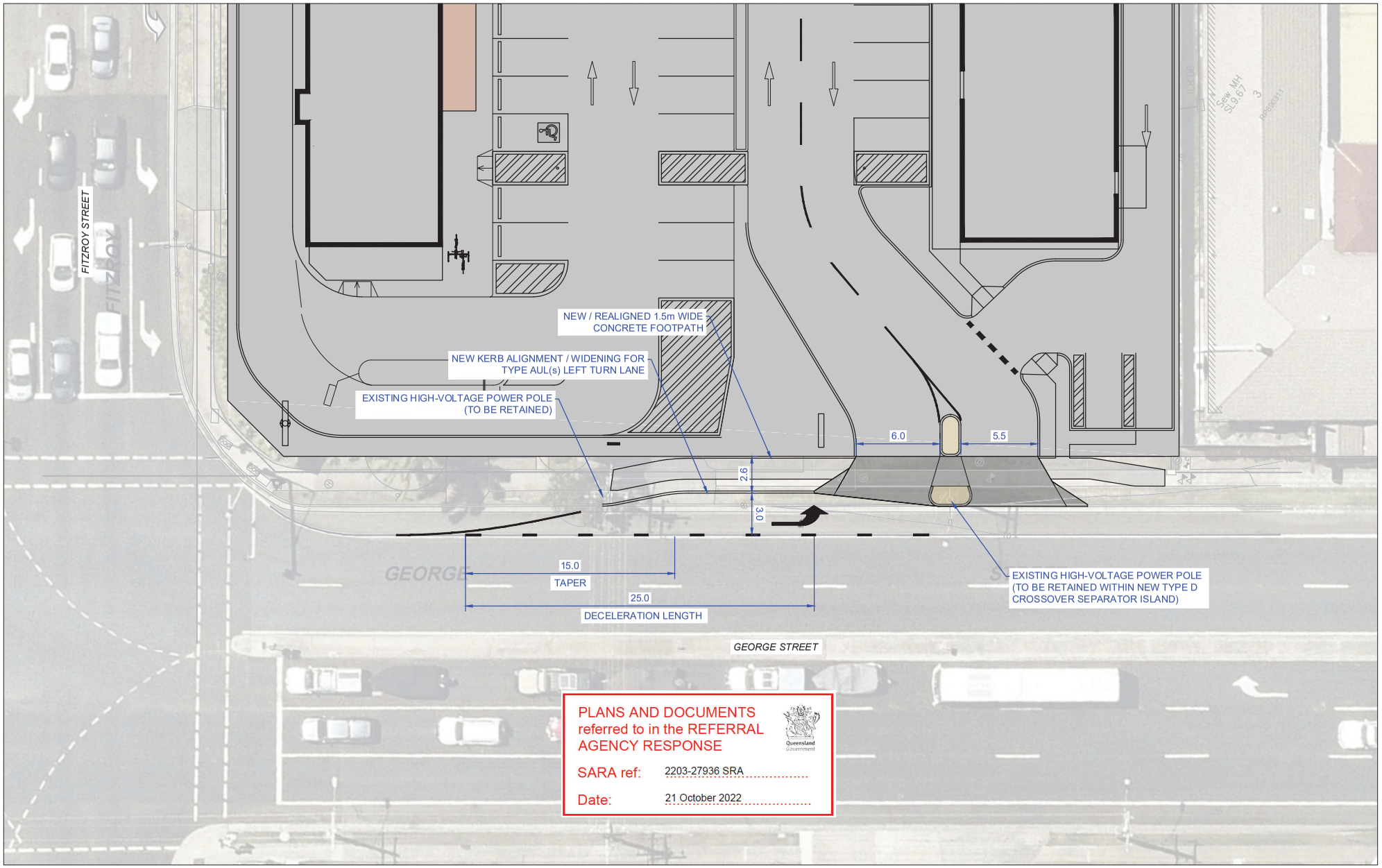
PROPOSED MIXED USE DEVELOPMENT
87 FITZROY ST. ROCKHAMPTON

PROPOSED SITE PLAN

21185-DA02

G

Document Set ID: 4044867
Version: 1, Version Date: 04/04/2023



REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	06-09-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m
SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT
ZOOM GROUP

TTM CONSULTING PTY LTD
ABN 65 010 868 621
LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000
P.O. BOX 12015, BRISBANE, QLD, 4003
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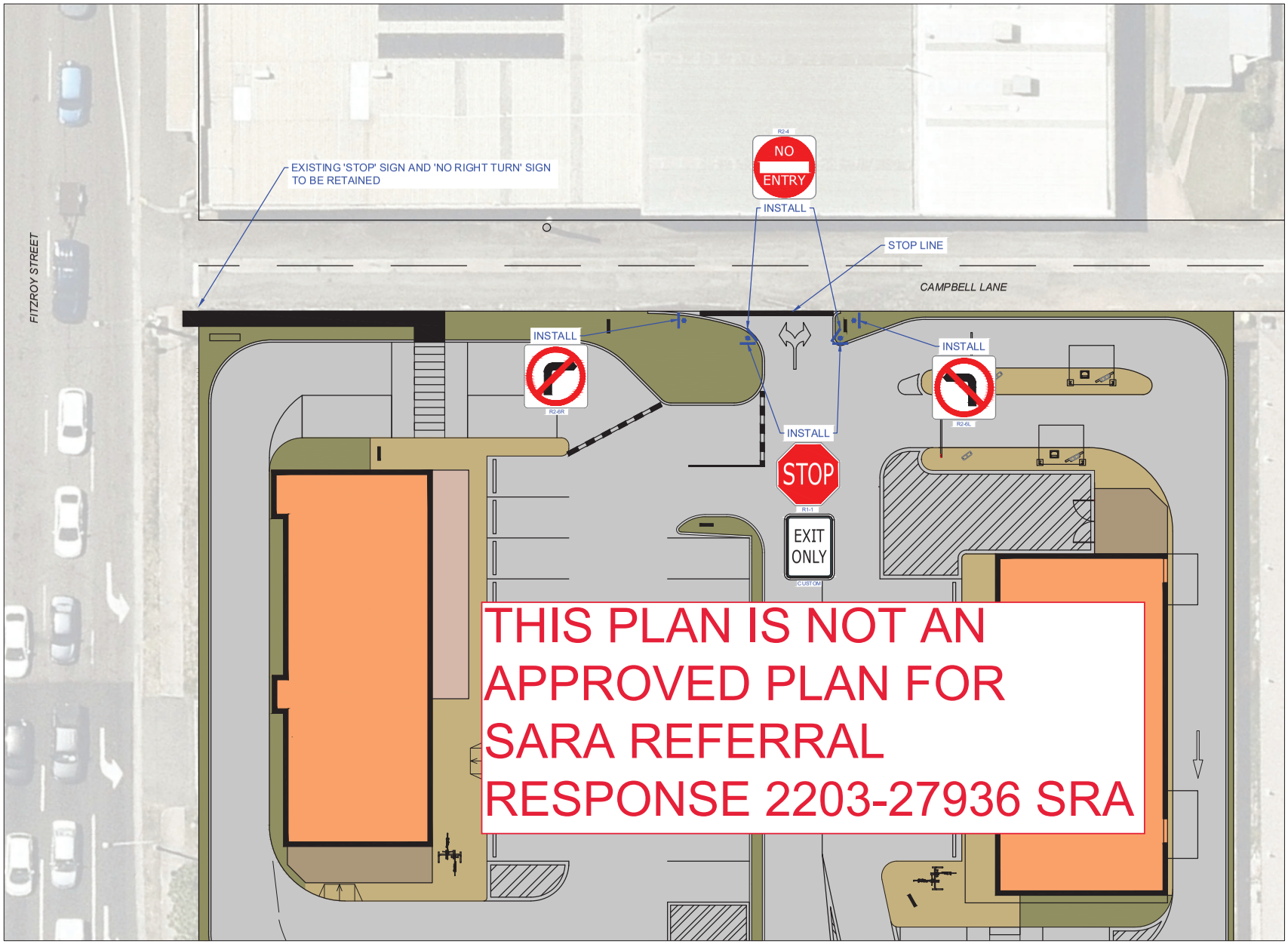
PROJECT
87 FITZROY STREET, ROCKHAMPTON

DRAWING TITLE
GEORGE STREET VEHICULAR SITE ACCESS
PRELIMINARY FUNCTIONAL LAYOUT PLAN
SITE ACCESS DETAIL

PROJECT NUMBER	ORIGINAL SIZE
21BRT0461	A3
DRAWING NUMBER	REVISION
21BRT0461-14	A
DATE	SHEET
6 Sep 2022	1 OF 2

Document Set ID: 4044 1867
Version: 1, Version Date: 04/04/2023



THIS PLAN IS NOT AN APPROVED PLAN FOR SARA REFERRAL RESPONSE 2203-27936 SRA

DIRECTOR
DAVID GRUMMITT RPEQ 19356
APPROVED 3 Aug 2022

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

SCALE 0 2.5 5 7.5 10 12.5m
SCALE 1:250 AT ORIGINAL SIZE
NORTH
CLIENT ZOOM GROUP

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PROJECT **87 FITZROY STREET, ROCKHAMPTON**

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

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