PROJECT

NEW DEVELOPMENT

ADDRESS

59 LUCAS STREET, BERSERKER

CLIENT

JJ KERRS APPLIANCES PTY LTD

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/5-2024

Dated: 3 September 2024

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59 LUCAS STREET, BERSERKER

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3D VIEW

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info@dezignelements.com.au **E**

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3D VIEW

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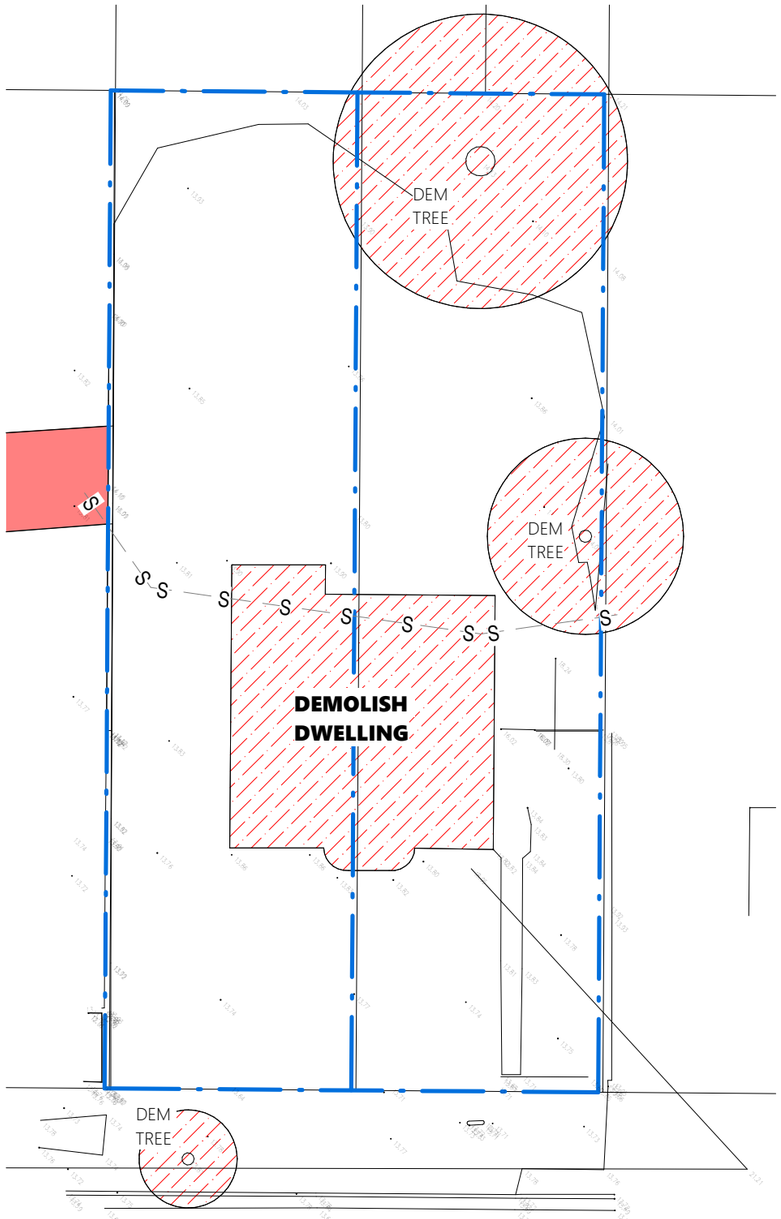

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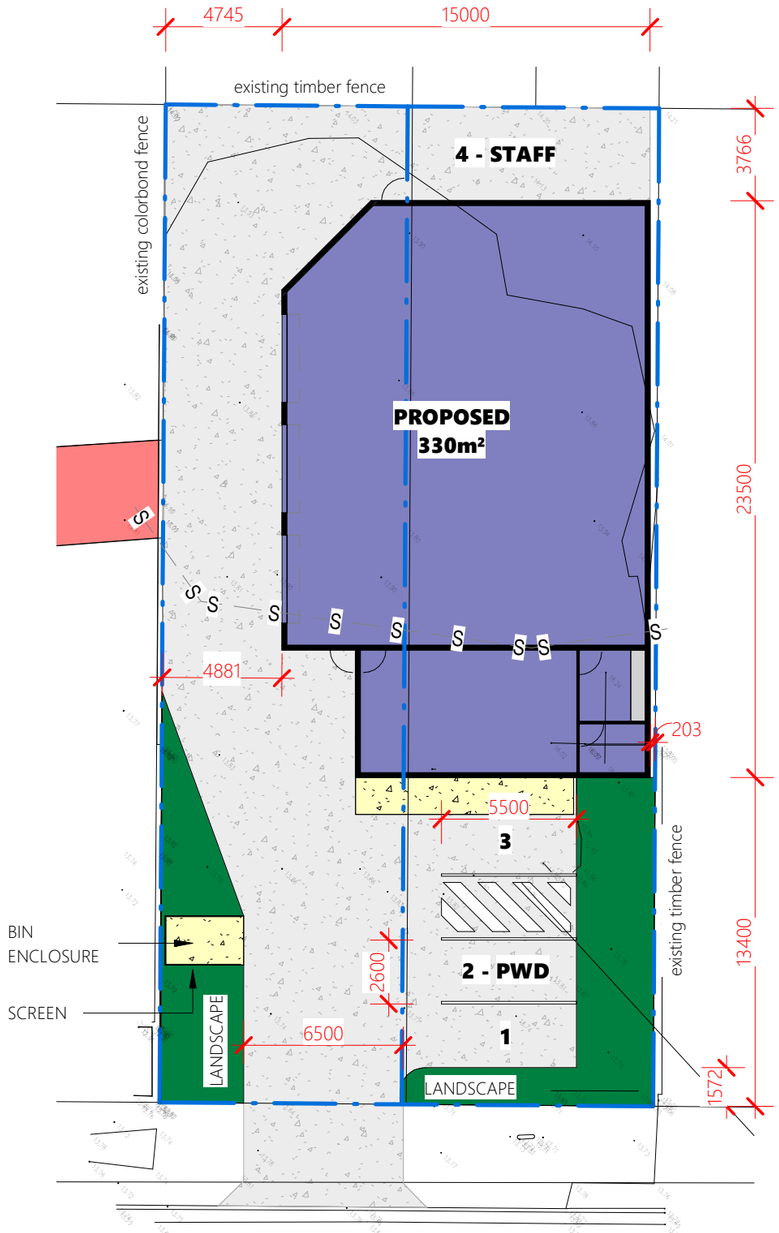

Proposed Site Plan

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Drawing Title:

SITE PLAN

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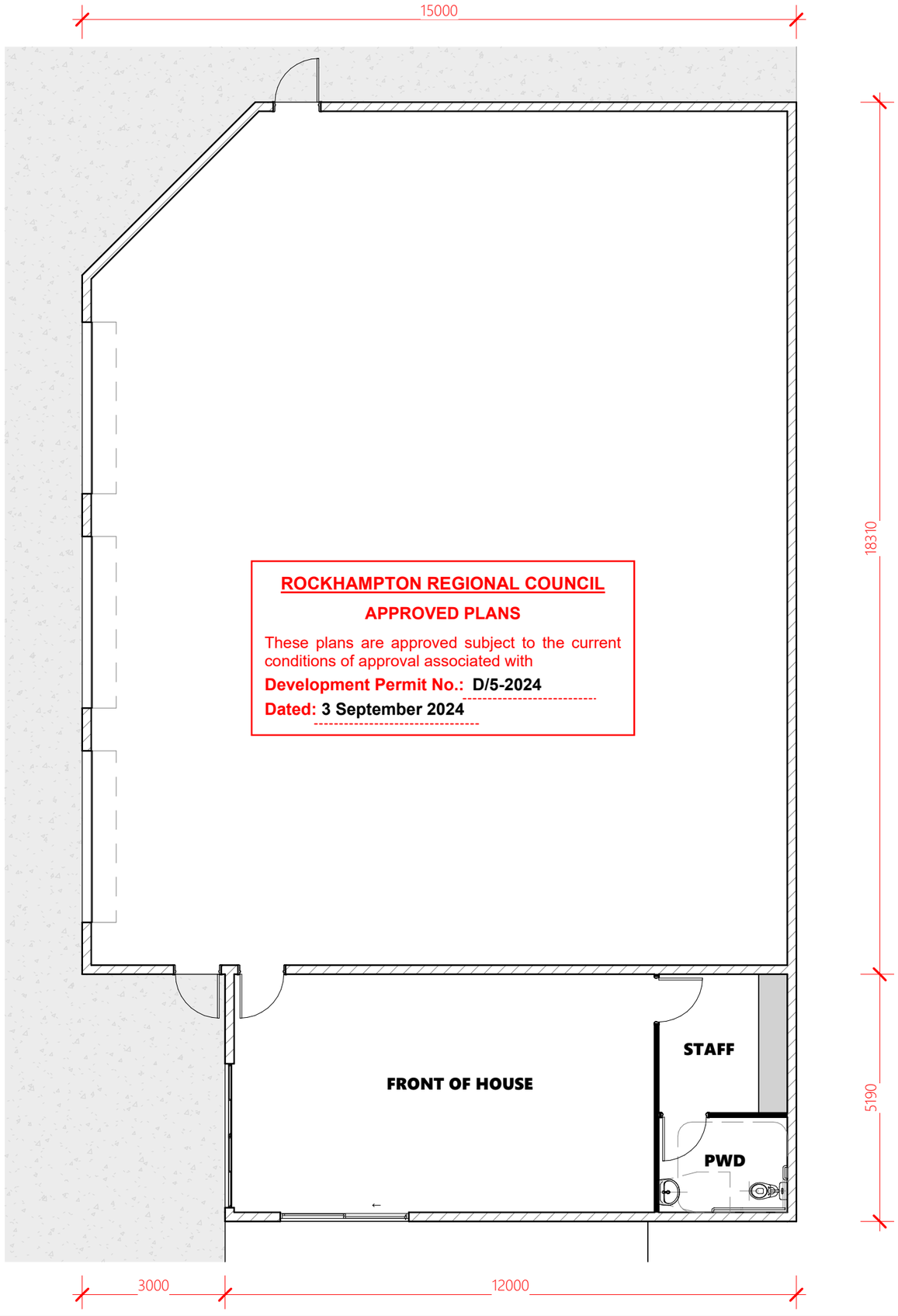

_Proposed Floor Plan

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59 LUCAS STREET, BERSERKER

Drawing Title:

PROPOSED FLOOR PLAN

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ELEVATIONS

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Proposed Elevation 1

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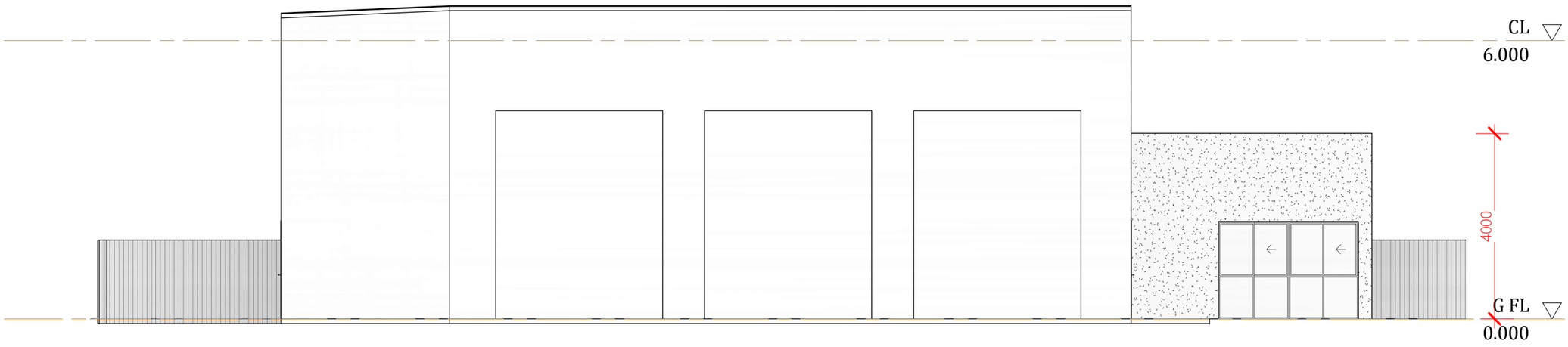

Proposed Elevation 2

1 : 100

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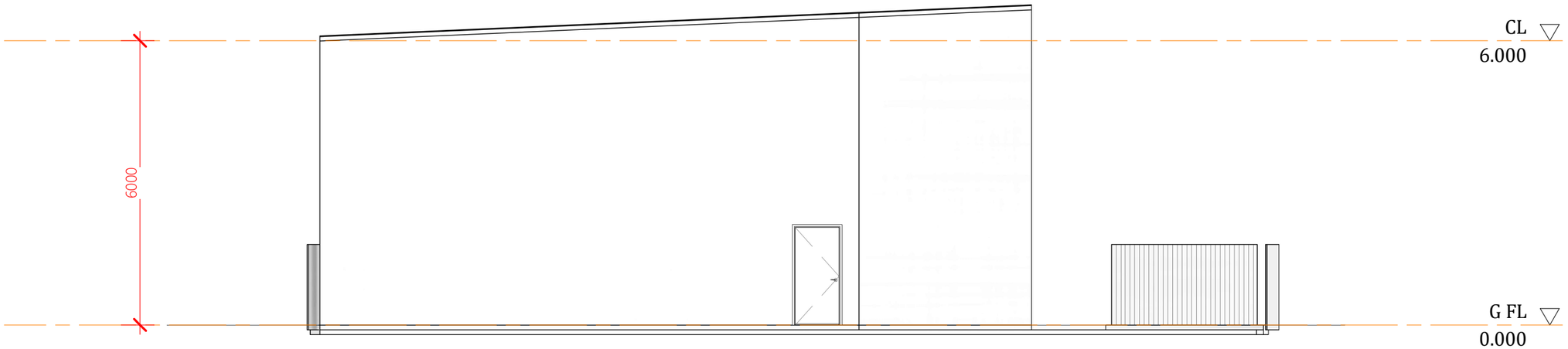

Proposed Elevation 3

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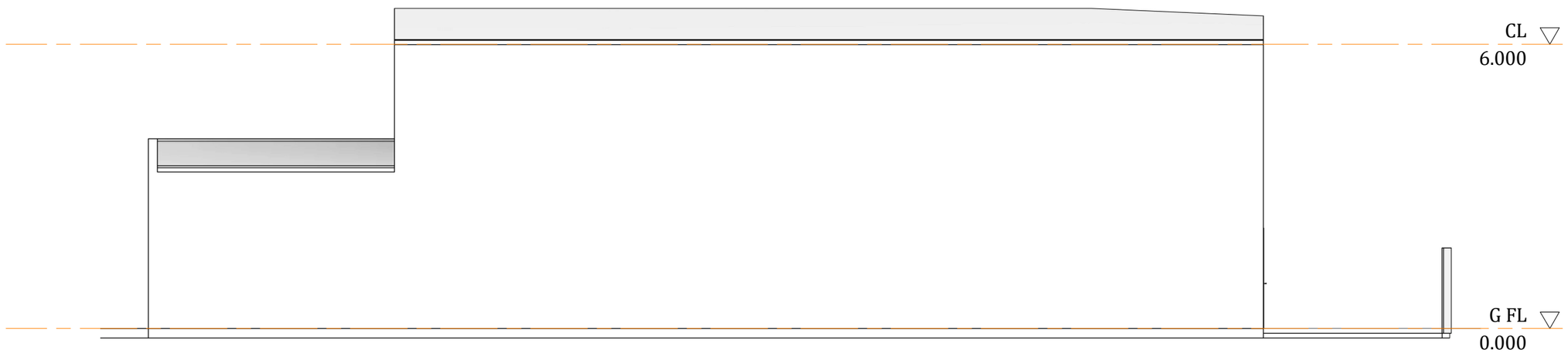

Proposed Elevation 4

1 : 100

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Drawing Title:

ELEVATIONS

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Development Permit No.: D/5-2024

Dated: 3 September 2024

Stormwater Management Report

Prepared for JJ Kerrs C/- CSG CQ

Reference no. PRJ-0437 – 59 Lucas Street, Berserker | 26 March 2024

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Document Register

Revision	Date	Description	Author	Reviewed by	Approved by
1	25/03/24	Issue to client	CM	CC	CM

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Introduction

Hartecs Group has been engaged to prepare a Site-based Stormwater Management Plan (SBSMP) for the proposed development at 59 Lucas Street, Berserker. The land parcel is described as Lot 131 and Lot 132 on RP601289 (the subject site) and is located within Rockhampton Regional Council (RRC).

This assessment has been prepared generally in accordance with Rockhampton Region Planning Scheme, Queensland Urban Drainage Manual (QUDM 2016), and Australian Rainfall and Runoff (ARR) guidelines.

Stormwater Management Objectives

Scope of Report

This report has been prepared to respond to Item 2 of the RRC Information Request D5-2024 (Appendix D).

This report summarises the pre-developed and post-developed peak flow stormwater conditions, and the required site stormwater design to ensure the developed stormwater discharge achieves a non-worsening impact to the existing stormwater network (i.e. no actionable nuisance).

Lawful Point of Discharge

In accordance with the Queensland Urban Drainage Manual (QUDM), when proposing a development, it must demonstrate that a lawful point of discharge (LPD) exists.

A lawful point of discharge exists at a particular location when the following two (2) tests can be demonstrated as per QUDM:

I. The location of the discharge is under the lawful control of the local government or other statutory authority from whom permission to discharge has been received. This can include a park, drainage or road reserve, stormwater drainage easement; and
II. In discharging to that location, the discharge will not cause an actionable nuisance (i.e. a nuisance for which the current or some future neighbouring proprietor may bring an action or claim for damages arising out of the nuisance), or environmental or property damage.

Surface runoff from the subject site currently sheet flows from the ground areas to the frontage of the site and to the kerb and channel in Lucas Street. Therefore, in order to maintain the pre-development flow conditions, the kerb and channel in Lucas Street, adjacent the front of the subject site will be considered the lawful point of discharge (LPD) for the site.

Pre-Developed Site Description

Site Description

59 Lucas Street, Berserker, is located over two lots (Lot 131 and 132 on RP601289) and is approximately 917m2 in size. Currently the site is used a residential property, with a raised (Queenslander) style house situated 9m from the southern boundary. The existing site consists of grassed areas (751m2), hardstand areas – including a track driveway and footpath (48m2) and a roof area of (118m2). The pre-developed site is shown in Figure 1. Existing Site Topography and Drainage

Based on the survey for the site, currently the stormwater runoff generally falls from north to south through the site as overland flow, and discharges into the kerb and channel on Lucas Street. The rear of lot levels range from approximately RL14.16 to RL14.00. The front of lot levels range from RL13.65 to 13.7. Noting the invert of the existing kerb and channel in Lucas Street adjacent the site is situated at approximately RL13.7.

There is no existing stormwater pipe infrastructure within the Lucas Street road reserve adjacent the subject site.

External Upstream Catchment

No external runoff from the properties bordering the northern boundary of the site are considered to contribute to the 59 Lucas Street stormwater flows. Based on Google Mapping for the area, the properties to the north of the site fall north and discharge into Burnett Street.

Flooding Assessment

Based on the RRC Interactive Mapping, the subject site falls under the Fitzroy River Flood Study extents, however, is not identified as being within the Fitzroy River Flooding areas.

Refer Appendix E for export of Fitzroy River Flood extents obtained from the RRC Interactive Mapping.

Figure 1 - 59 Lucas Street – Pre-developed Site

Proposed Development

Development Description

The proposed development is for a Material Change of Use (MCU) for a Low Impact Industry. The proposed development includes removal of the existing house and driveway, and construction of a new building for industrial use to be established. The proposed site plan is shown in Figure 2. Refer Appendix F for the full suite of the proposed development plans.

The proposed layout includes approximately 330m^2 of roofed area, 424m^2 of pavement area, and the remaining 163m^2 as landscaped area.

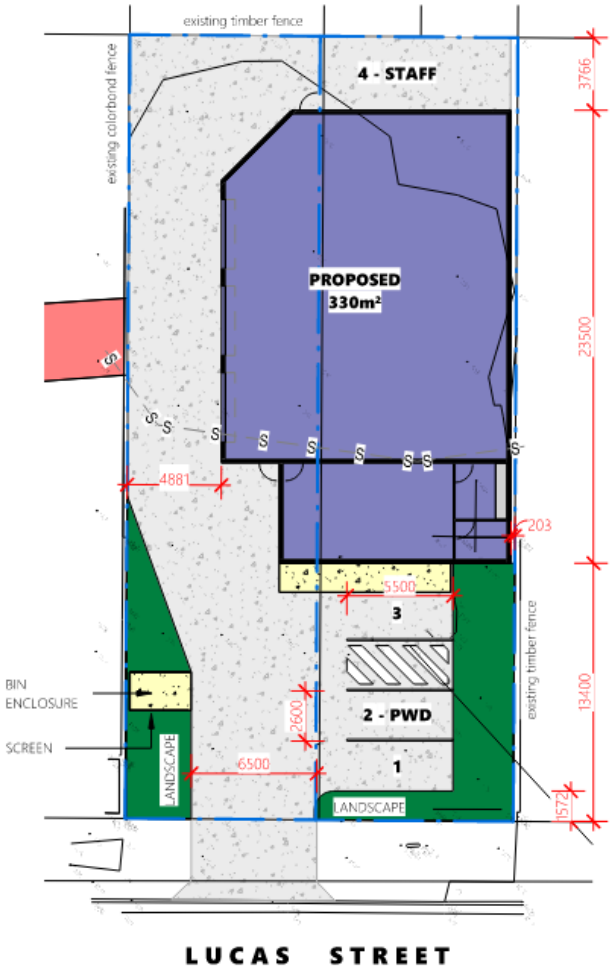


Figure 2 - 59 Lucas Street - Proposed Site Plan

Stormwater Quantity Assessment

Hydrological Objectives

Hydrologic objectives for the subject site have been set in accordance with the Rockhampton Region Planning Scheme and the Queensland Urban Drainage Manual (QUDM), Fourth Edition 2016, including but not limited to:

- No increase in pre-development flows, up to and including the 100-year ARI (or 1% AEP)
- No adverse impact on adjoining or downstream properties
- The proposed development shall ensure that all stormwater is directed to a lawful point of discharge
- A Major Design Storm Event of 100-year ARI (or 1% AEP)
- A Minor Design Storm Event of 2-year ARI (or 39.35% AEP)

Hydrological Parameters

Catchment hydrology has been assessed for the pre and post-development scenarios and has been calculated using a DRAINS hydrological computer model (ILSAX Method). Calibration of the DRAINS hydrological computer model was achieved by comparing the DRAINS flow rates to the Rational Method calculations in accordance with QUDM (Fourth Edition, 2016), Section 4 and Section 5, and AS3500 – Plumbing and Drainage.

The default hydrological model used for this report was the Drains IL-CL Model. The following parameters were established in setting up the model:

- Impervious Area Initial Loss (mm): 1
- Impervious Continuing Loss (mm): 0
- Previous Area Initial Loss (mm): 5
- Pervious Area Continuing Loss (mm): 1
- AR&R Data Hub Rainfall Zone: East Coast North
- AR&R 2019

Design Rainfall

The design rainfall Intensity Frequency Duration (IFD) data for all storm events up to an including 100-year ARI (or 1% AEP) has been obtained for the subject site from the Bureau of Meteorology for nominated ARI's and used in the DRAINS model. The design IFD data for the subject site can been seen in Appendix A. Rainfall temporal patterns used in the DRAINS hydrological IL-CL model and analysis were prepared in accordance with Australian Rainfall and Runoff (AR&R 2019) guidelines. Rainfall is modelled for the catchment in equal time intervals under each storm event and the subsequent runoff routed through a drainage system. To establish the most likely rain event that would require the greatest volume of detention, design storm durations of 5, 10, 15, 20, 25, 30, 45, 60, 90, 120, 180 and 360 minutes were modelled.

Drains Models

The Drains Models used in this analysis are summarised in Figures 3 to 10 below. The Major storm event is shown in the results image for each scenario. The full suite of results and Drains model images is provided in Appendix B.

Figure 3 - Pre-Developed Site Drains Model

Figure 4 - Pre-Developed Site Drains Model Results

Figure 5 - Post-Developed Site Drains Model – No storage

Figure 6 - Post-Developed Site Drains Model – No storage results

Figure 7 - Post-Developed Site Drains Model – storage in carpark - no OSD Tank

Figure 8 - Post-Developed Site Drains Model – storage in carpark - no OSD Tank - Results

Figure 9 - Post-Developed Site Drains Model with OSD and storage in carpark

Figure 10 - Post-Developed Site Drains Model with OSD (mitigated Peak Flows) Results

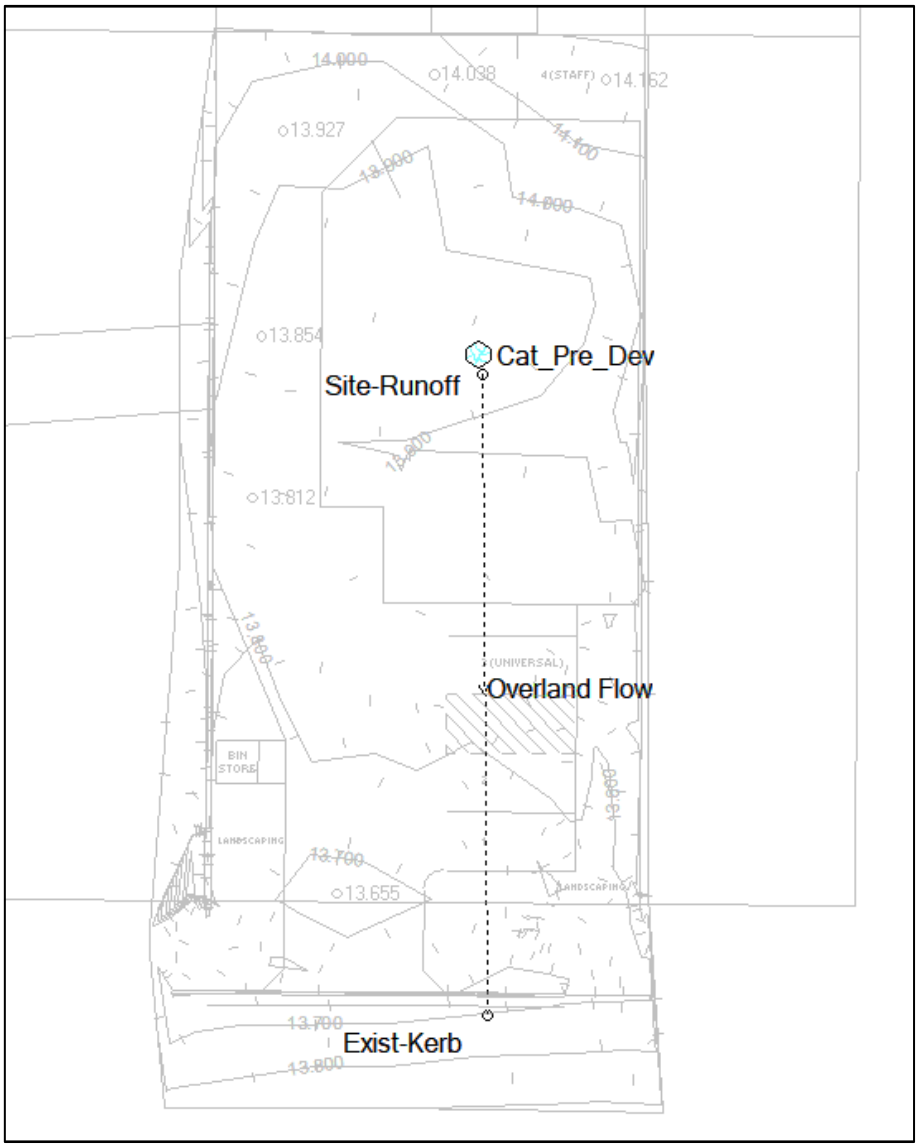


Figure 3 - Pre-Developed Site Drains Model

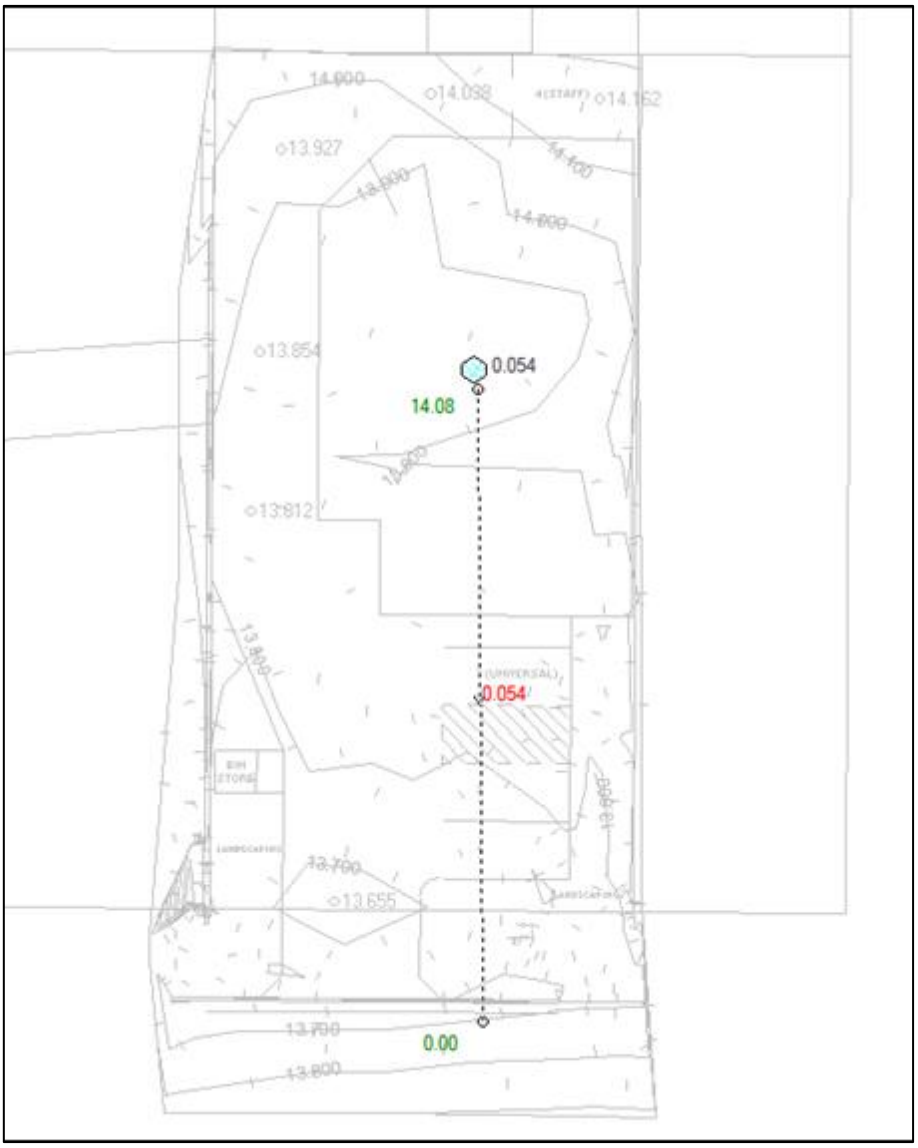


Figure 4 - Pre-Developed Site Drains Model Results

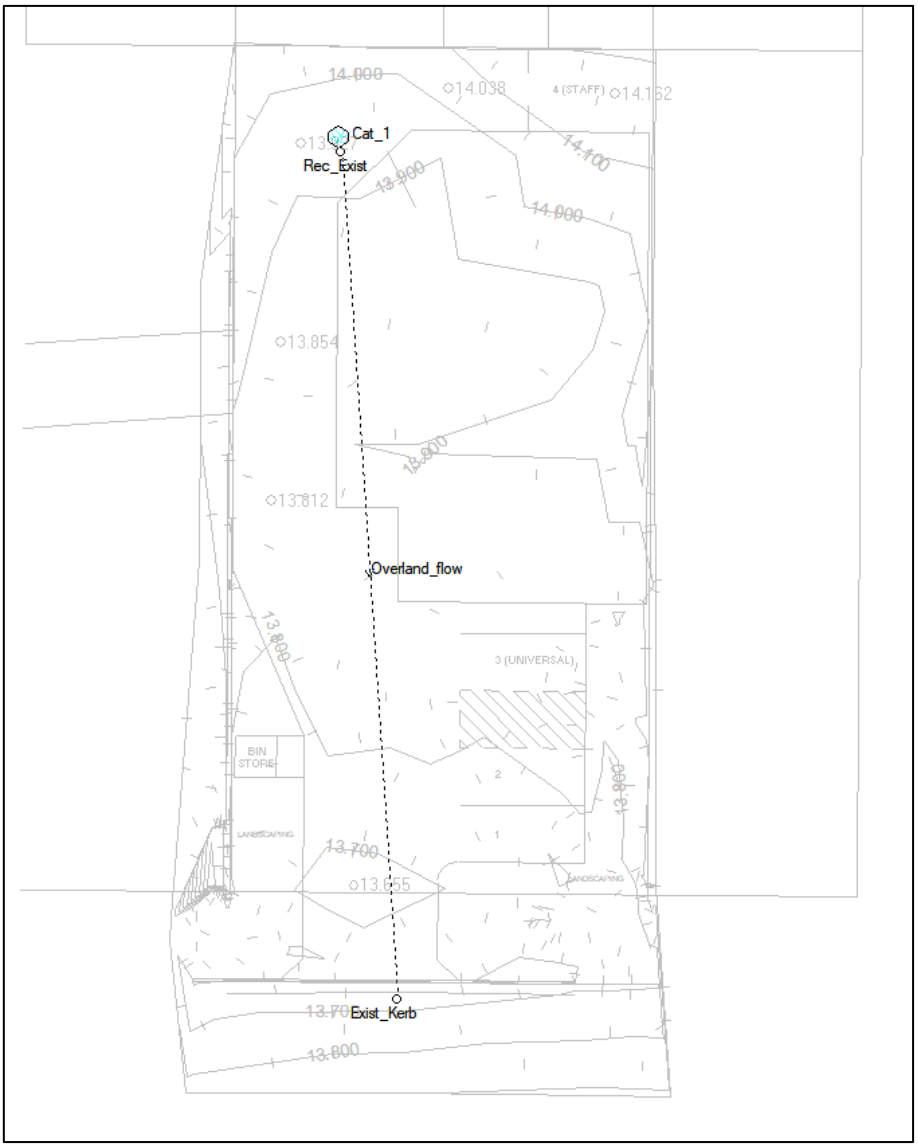


Figure 5 - Post-Developed Site Drains Model – No storage

Figure 6 - Post-Developed Site Drains Model – No storage results

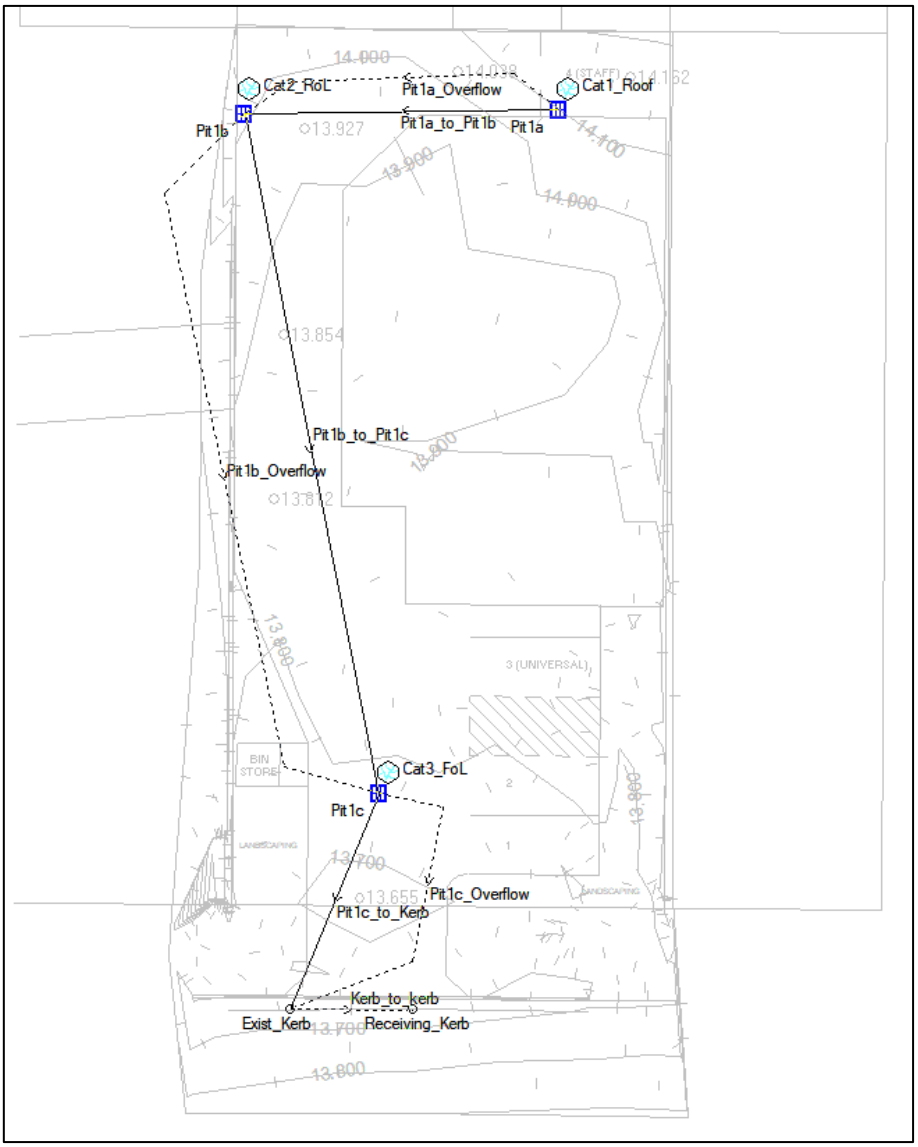


Figure 7 - Post-Developed Site Drains Model – storage in carpark - no OSD Tank

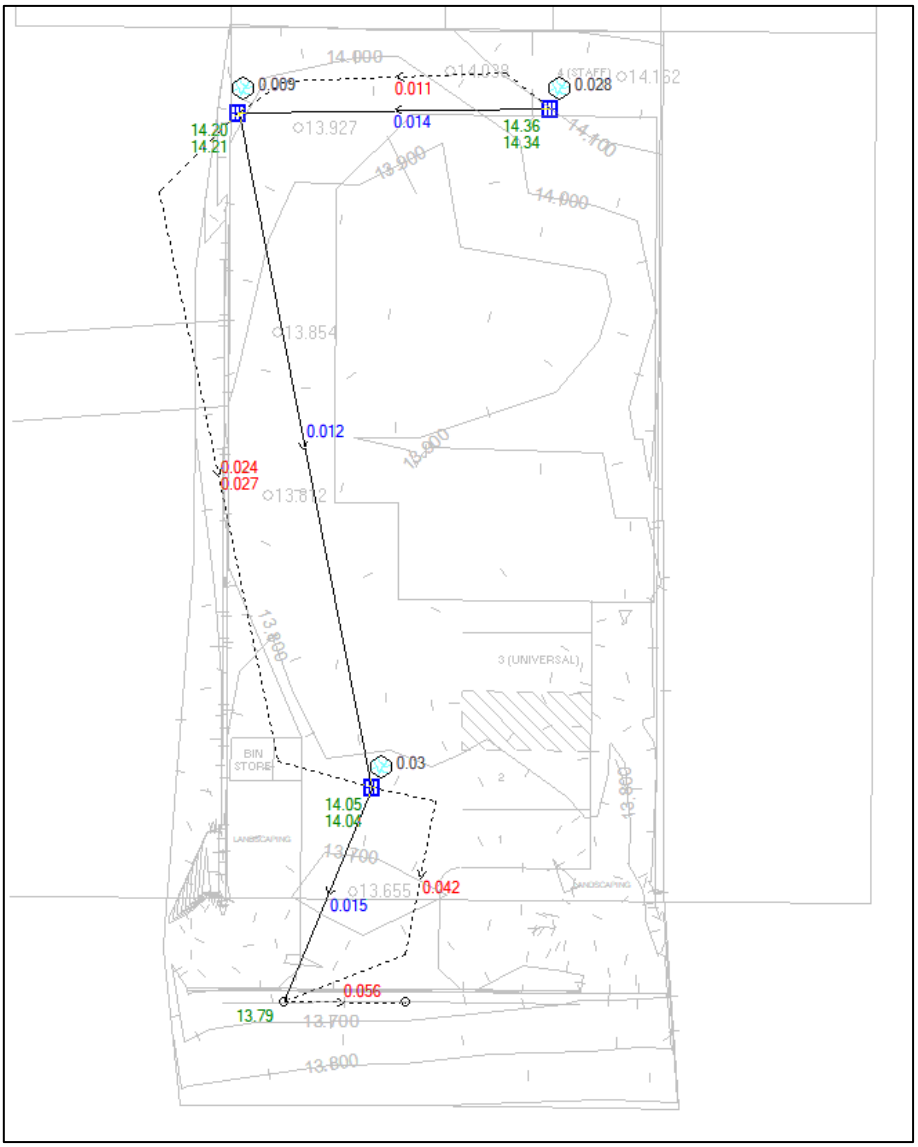


Figure 8 - Post-Developed Site Drains Model – storage in carpark - no OSD Tank - Results

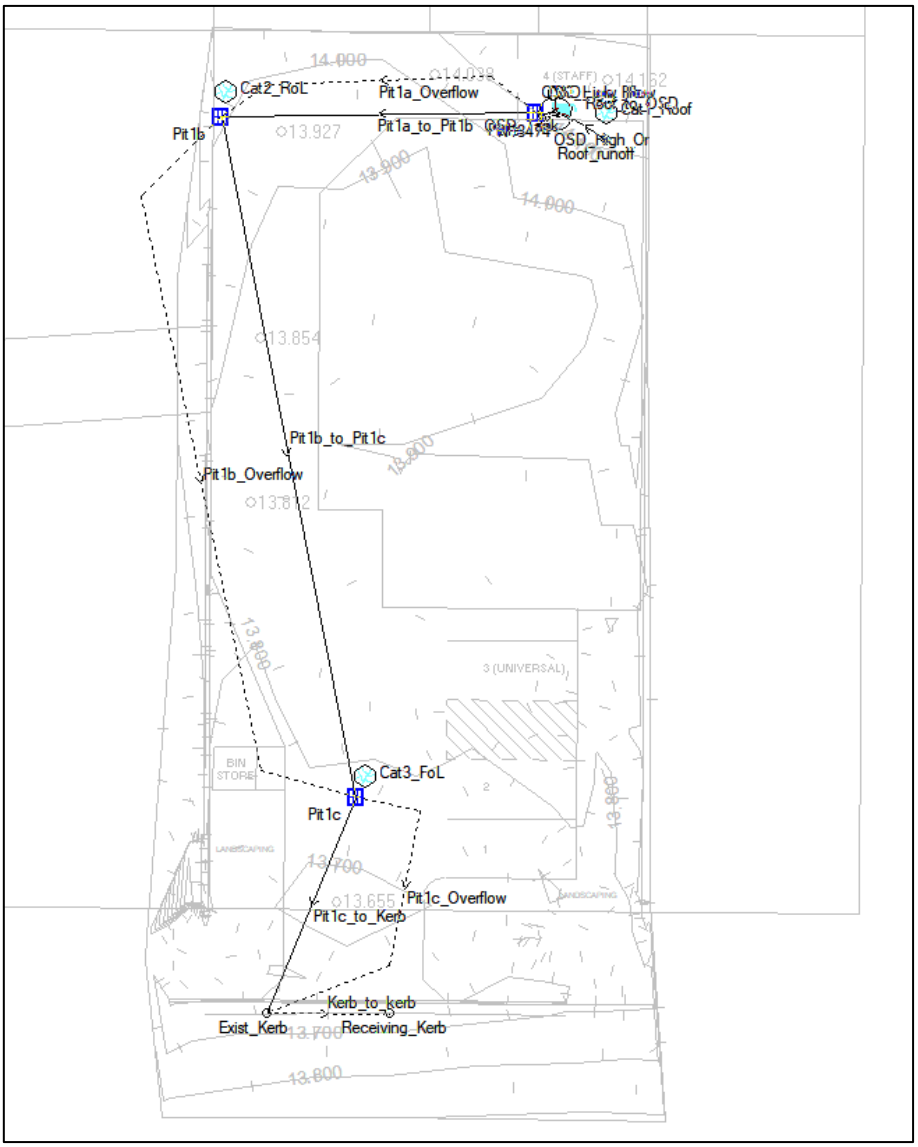


Figure 9 - Post-Developed Site Drains Model with OSD and storage in carpark

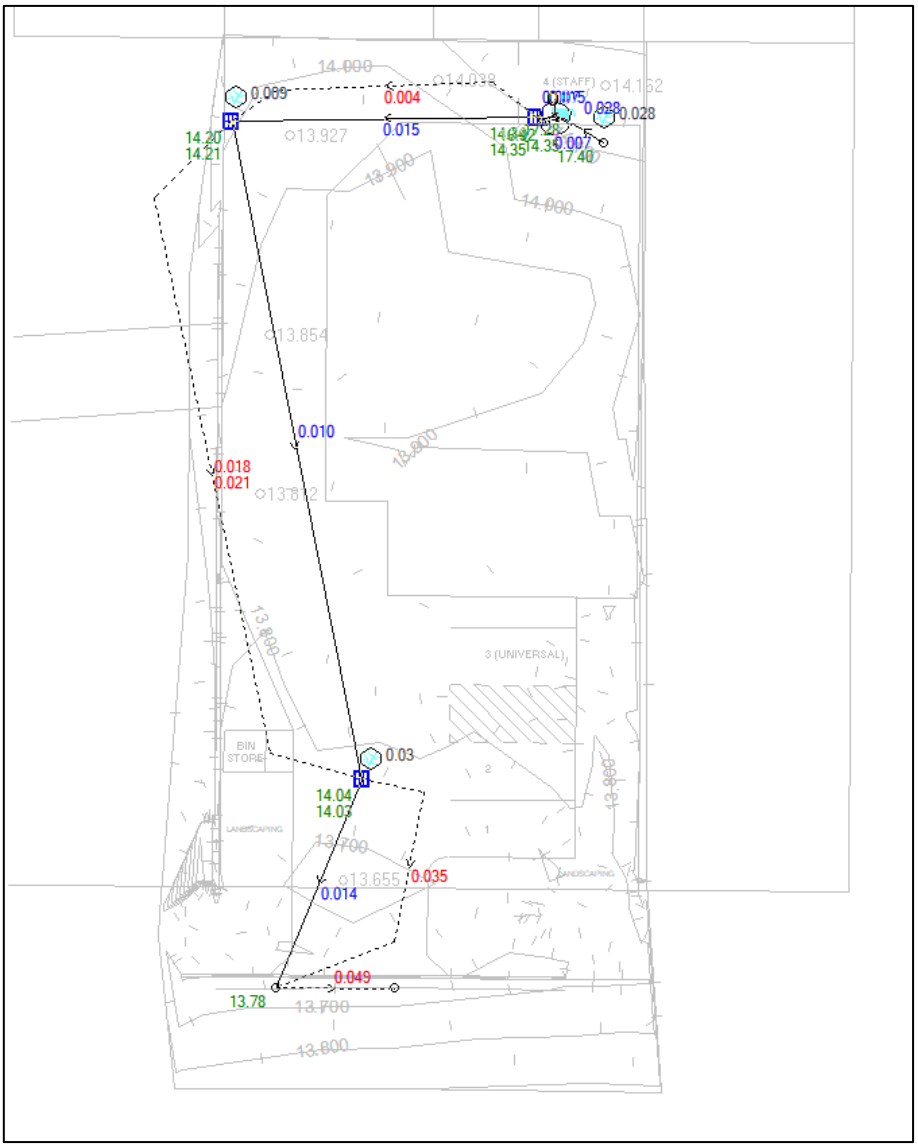


Figure 10 - Post-Developed Site Drains Model with OSD (mitigated Peak Flows) Results

Drains Model Results Summary

Table 1 - Drains Full-Unsteady Hydraulic Model Results no storage in carpark - no OSD Tank

Condition	Total Area (m^2)	EIA (%)	RIA (%)	RIA (%)	Peak Flow (L/s)	
					Minor Storm (39.35% AEP)	Major Storm (1% AEP)
Pre-Developed *Catchment 1 (Whole Site)*	917	11.8	6.5	81.7	22	54
Post-Developed *Catchment 1 (Whole Site)*	**917**	*79*	4	17	28	64
Change in Peak Flows (+ / -)					6L/s increase	10L/s Increase
Time of Concentration		**5**	**5**	**15**		

Table 2 - Drains Full-Unsteady Hydraulic Model Results storage in carpark - no OSD Tank

Condition	Total Area (m^2)	EIA (%)	RIA (%)	RIA (%)	Peak Flow (L/s)	
					Minor Storm (39.35% AEP)	Major Storm (1% AEP)
Pre-Developed *Catchment 1 (Whole Site)*	917	11.8	6.5	81.7	22	54
Post-Developed	**917**				22	56
Catchment 1 (Roof to pit)	*330*	*100*				
Catchment 2 (Rear of Lot)	*129*	*73*	*10*	*17*		
Catchment 3 (Front of Lot)	*458*	*66*	*5*	*29*		
Change in Peak Flows (+ / -)					No change	2L/s Increase
Time of Concentration		**5**	**5**	**15**		

Table 3 - Drains Full-Unsteady Hydraulic Model Results with OSD Tank and storage in carpark

Condition	Total Area (m^2)	EIA (%)	RIA (%)	RIA (%)	Peak Flow (L/s)	
					Minor Storm (39.35% AEP)	Major Storm (1% AEP)
Pre-Developed *Catchment 1 (Whole Site)*	917	11.8	6.5	81.7	22	54
Post-Developed	**917**				20	49
Catchment 1 (Roof to OSD tank)	*330*	*100*				
Catchment 2 (Rear of Lot)	*129*	*73*	*10*	*17*		
Catchment 3 (Front of Lot)	*458*	*66*	*5*	*29*		
Change in Peak Flows (+ / -)					2L/s decrease	5L/s decrease
Time of Concentration		**5**	**5**	**15**		

Results Discussion

Scenario 1 - No On-Site Detention

A comparison of the pre-developed site and post-developed site peak flow rates for unmitigated stormwater discharges (Table 1 above), indicates there will be an increase in peak flow discharge rates associated with the post-developed site conditions. The unmitigated peak flow rates increase from 22 and 54 L/s to 28 and 64L/s for the Minor and Major storms respectively, which is not considered to be a compliant outcome for the proposed development.

Scenario 2 - On-Site Detention (carpark area)

A second iteration of the Drains model was undertaken utilising storage within the carpark area as on-site detention, the results from these findings are summarised in Table 2 above. The results from this model indicates there will be an increase in peak flow discharge rates associated with the post-developed site conditions. The unmitigated peak flow rates increase 54 L/s to 56L/s for the Major storm. There was no change in peak flow discharge for the Minor storm event, which is not considered to be a compliant outcome for the proposed development.

Scenario 3 - On-Site Detention Tank and On-Site Detention (carpark area)

The third iteration of the post-developed site Drains model, utilised both an OSD tank, and the carpark area to mitigate the peak flow discharge rates from the site (Table 3 above). The results from this model indicates there will be an decrease in peak flow discharge rates associated with the post-developed

site conditions. The mitigated peak flow rates decrease from 22 and 18 L/s to 54 and 52L/s for the Minor and Major storms respectively. For the AEP1% storm, the overflow route from the carpark to the existing kerb reached 35L/s for approximately 2 minutes at a velocity of 1m/s. The water-ponding depth within the carpark is approximately 140mm. The depth and velocity of the overflow route water is considered to be within the safe and acceptable ranges, according to Figure SC6.10.3.3.1 General flood hazard vulnerability curves of RRC Planning Scheme (Figure 11 below).

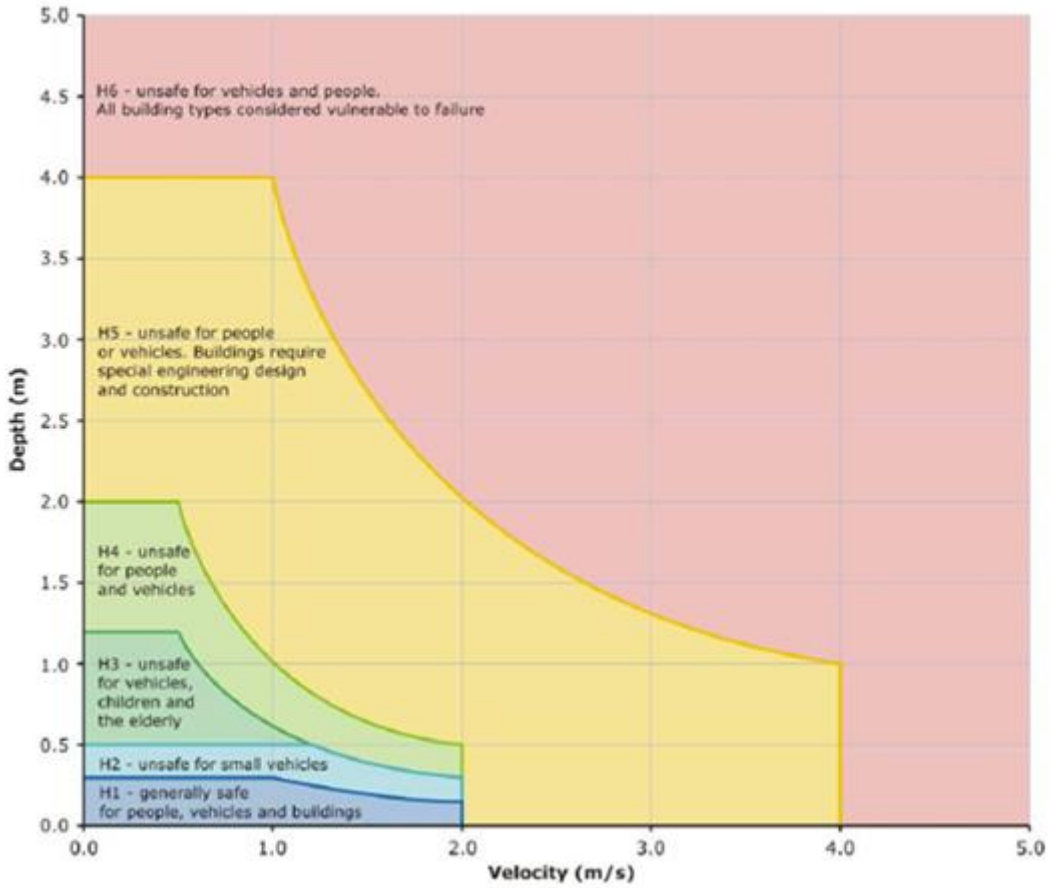


Figure 11 - RRC Planning Scheme - General flood hazard vulnerability curves

On Site Detention Design

Based on the Scenario 3 modelling results which nominates storage within the carpark area and the use of an OSD tank. To effectively required the peak flow discharges from the developed site into Lucas Street, the minimum size required for the OSD tank is 5,000L. The OSD tank requires a 65mm low flow outlet, and a 150mm high flow bypass at the top of the tank.

The carpark area is to be utilised as a storage area and is required to detain water to a depth of 140mm, which can be achieved by implementing kerbs through the carpark. The driveway (crossover) and landscaped areas on the Lucas Street road reserve boundary are required to be R.L. 14.00. The water from the carpark will discharge over the crossover into Lucas Street at R.L. 14.00 for approximately 3-5 minutes during the AEP 1% storm. The remaining ponding water in the carpark area will be discharge to Lucas Street via 3 x 90mm PVC pipes for a period of 40 minutes during the AEP 1% storm.

Proposed Stormwater Design

A concept stormwater design has been provided in Appendix C, and is based on the findings from the Drains model. All roofwater runoff is to be collected and directed to the 5,000L OSD tank. All other surface runoff is to be captured via field inlet pits provided within the driveway pavement. All field inlet pits will surcharge during major and minor stormwater events. The stormwater collected in both the OSD tank and driveway pits will be directed through pipes and ultimately outlet to the kerb adaptors in Lucas Street. The peak flows from the site will be reduced through the use of the OSD tank, and detention area provided within the carpark pavement. The stormwater design requires a high point within the driveway crossover, which is to be positioned at R.L. 14.00. This high point allows water to pond within the carpark area to a depth of 140mm at the field inlet pit. The detained water will overtop the high point for a period of 3-5 minutes during an AEP 1% storm event. The remaining ponding water within the carpark will dissipate over a period of 40 minutes. The overtopping flows will reach a depth of 50mm and a velocity of 1m/s.

Appendices

Appendix A – IFD Data

Location

Label: Not provided

Latitude: -23.365 [Nearest grid cell: 23.3625 (S)]

Longitude: 150.523 [Nearest grid cell: 150.5125 (E)]

IFD Design Rainfall Depth (mm)

Issued: 22 March 2024

Rainfall depth for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart

Unit: mm

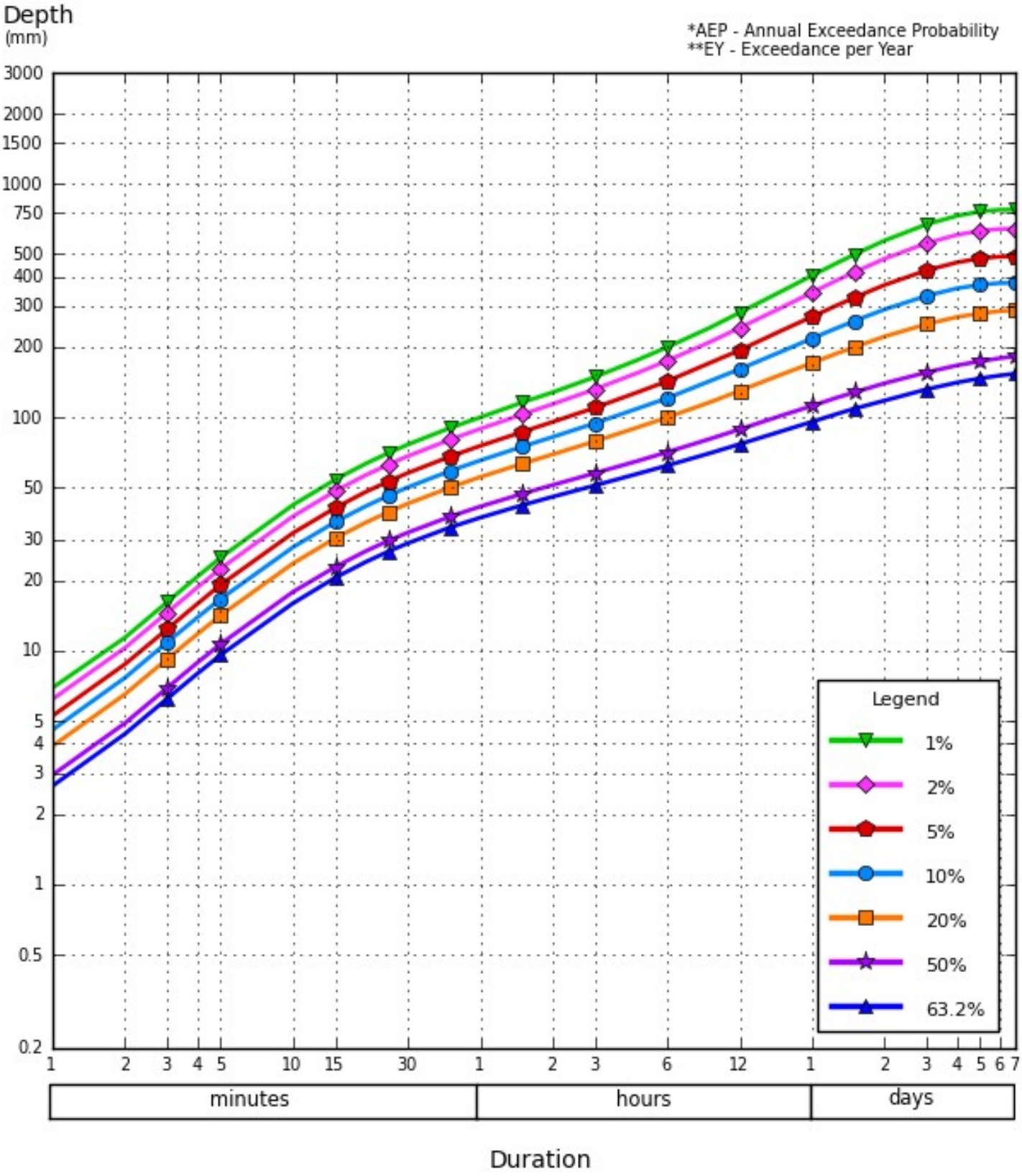
	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	2.64	2.94	3.91	4.59	5.27	6.21	6.95
2 min	4.41	4.90	6.52	7.67	8.77	10.3	11.4
3 min	6.25	6.95	9.25	10.9	12.4	14.6	16.2
4 min	7.99	8.90	11.8	13.9	15.9	18.7	20.8
5 min	9.61	10.7	14.2	16.7	19.2	22.5	25.1
10 min	16.0	17.9	23.7	27.8	32.0	37.7	42.2
15 min	20.6	22.9	30.4	35.7	41.0	48.4	54.2
20 min	24.0	26.7	35.4	41.6	47.9	56.5	63.3
25 min	26.7	29.7	39.4	46.3	53.3	62.9	70.5
30 min	28.9	32.1	42.7	50.2	57.8	68.2	76.5
45 min	33.8	37.6	50.1	59.0	68.0	80.3	90.2
1 hour	37.2	41.5	55.5	65.4	75.5	89.3	100
1.5 hour	42.1	47.1	63.4	75.0	86.7	103	116
2 hour	45.7	51.3	69.4	82.4	95.6	114	128
3 hour	51.1	57.7	79.0	94.4	110	132	149
4.5 hour	57.3	65.0	90.5	109	128	155	176
6 hour	62.2	71.0	100	121	143	175	200
9 hour	70.2	80.8	116	143	171	210	242
12 hour	76.8	88.9	130	161	194	242	281
18 hour	87.4	102	153	192	236	296	348
24 hour	95.8	112	171	218	270	343	405
30 hour	103	121	187	240	300	384	455
36 hour	109	128	200	259	326	419	499
48 hour	118	140	222	290	369	478	572
72 hour	132	156	251	332	427	558	672
96 hour	141	167	269	357	461	605	730
120 hour	147	174	279	370	480	630	762
144 hour	151	179	285	376	488	641	775
168 hour	154	183	288	377	489	642	776

Requested coordinate	Latitude: -23.3650	Longitude: 150.5230
Nearest grid cell	Latitude: 23.3625 (S)	Longitude: 150.5125 (E)

IFD Design Rainfall Depth (mm)

Issued: 22 March 2024

Rainfall depth in millimetres for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).

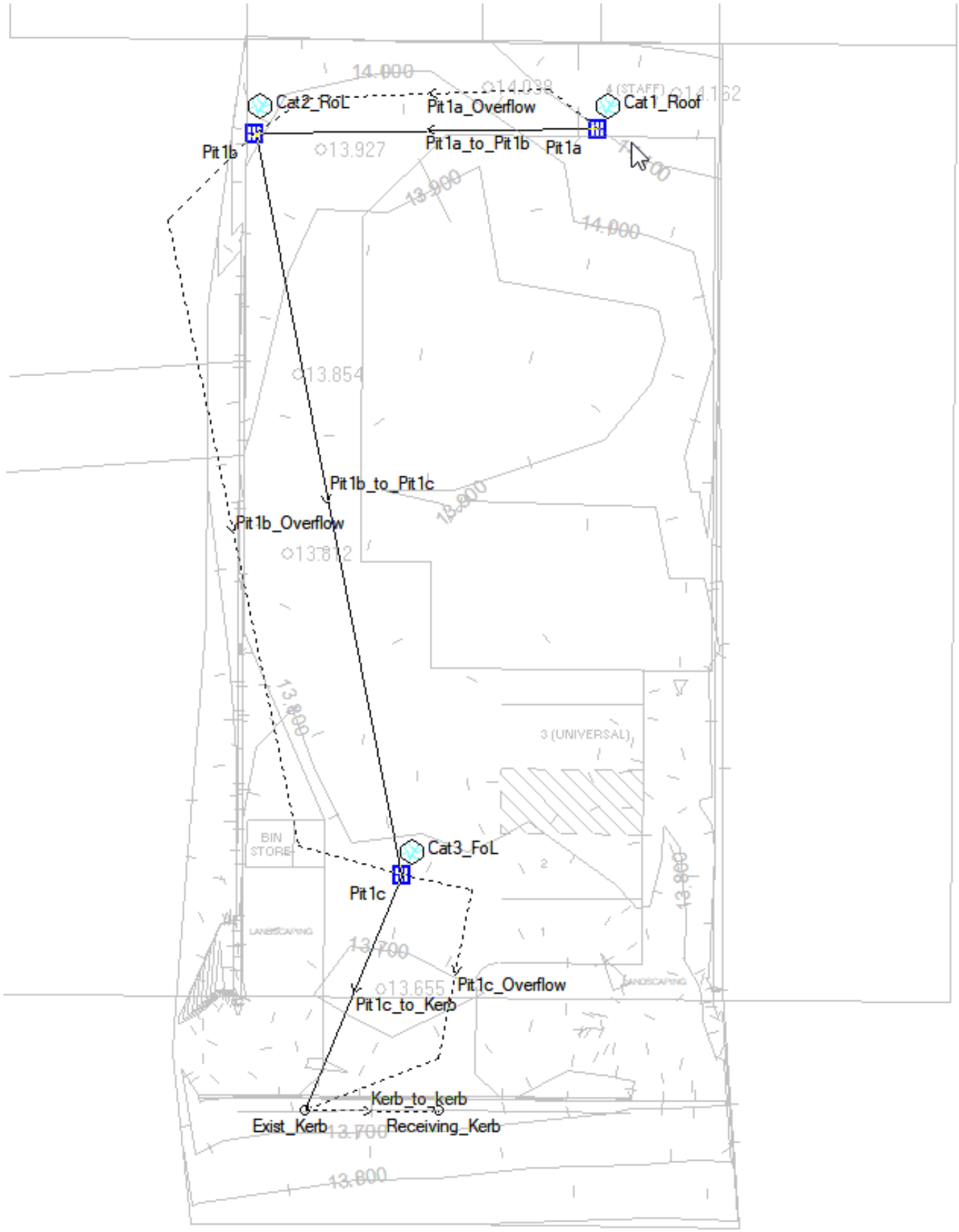


Appendix B - Drains Models

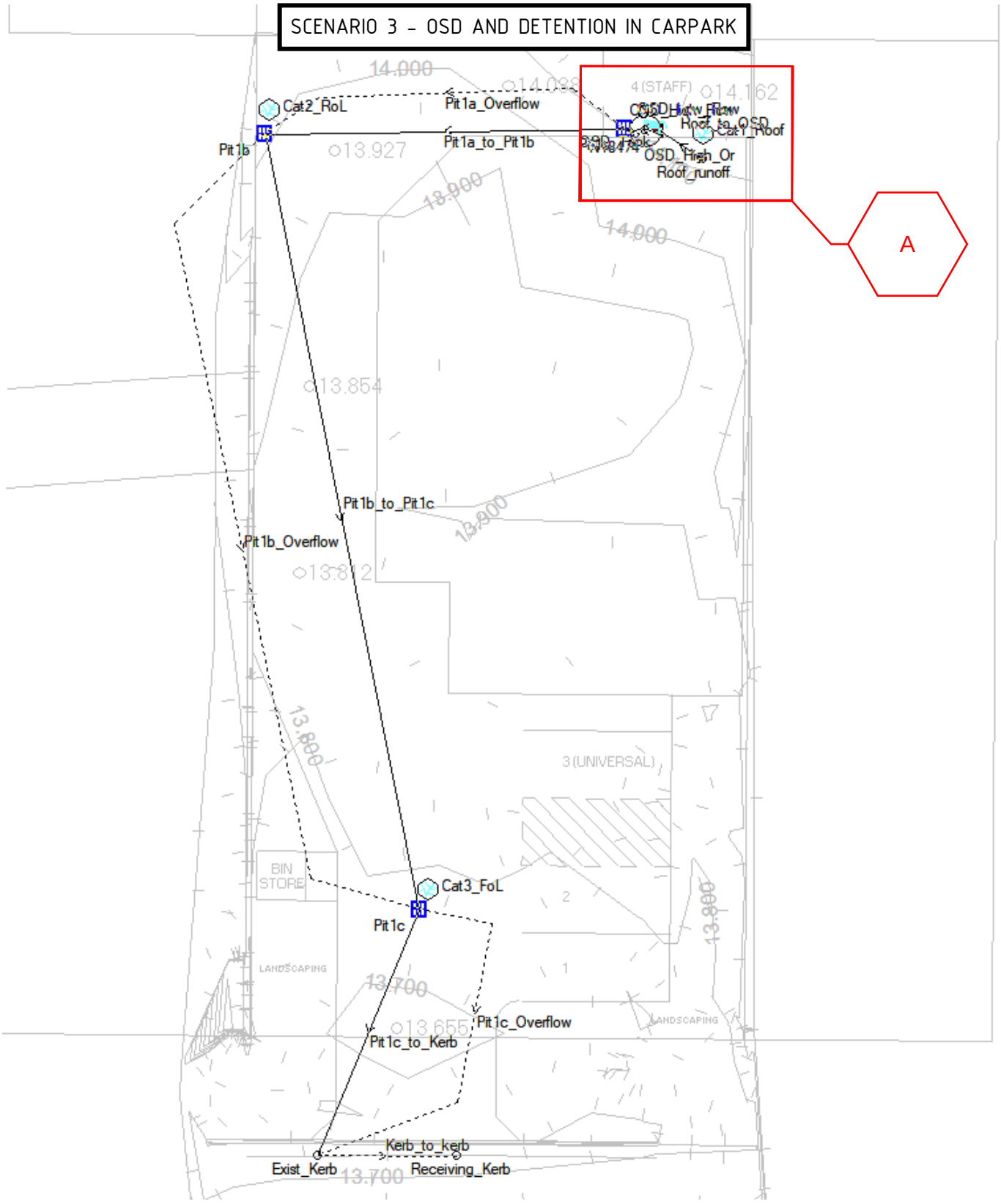
PRE-DEVELOPED SITE MODEL

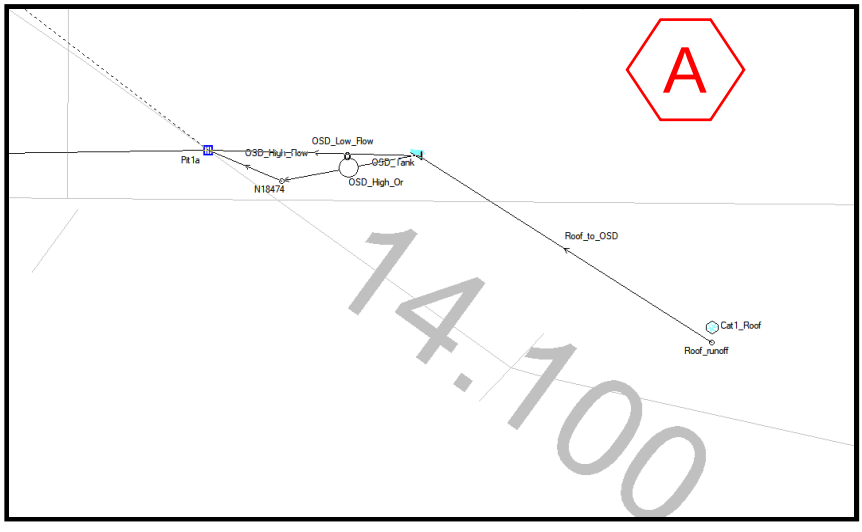
SCENARIO 1 – POST-DEVELOPED SITE MODEL – NO STORAGE OR OSD

SCENARIO 2 – POST-DEVELOPED SITE MODEL – STORAGE IN CARPARK, NO OSD

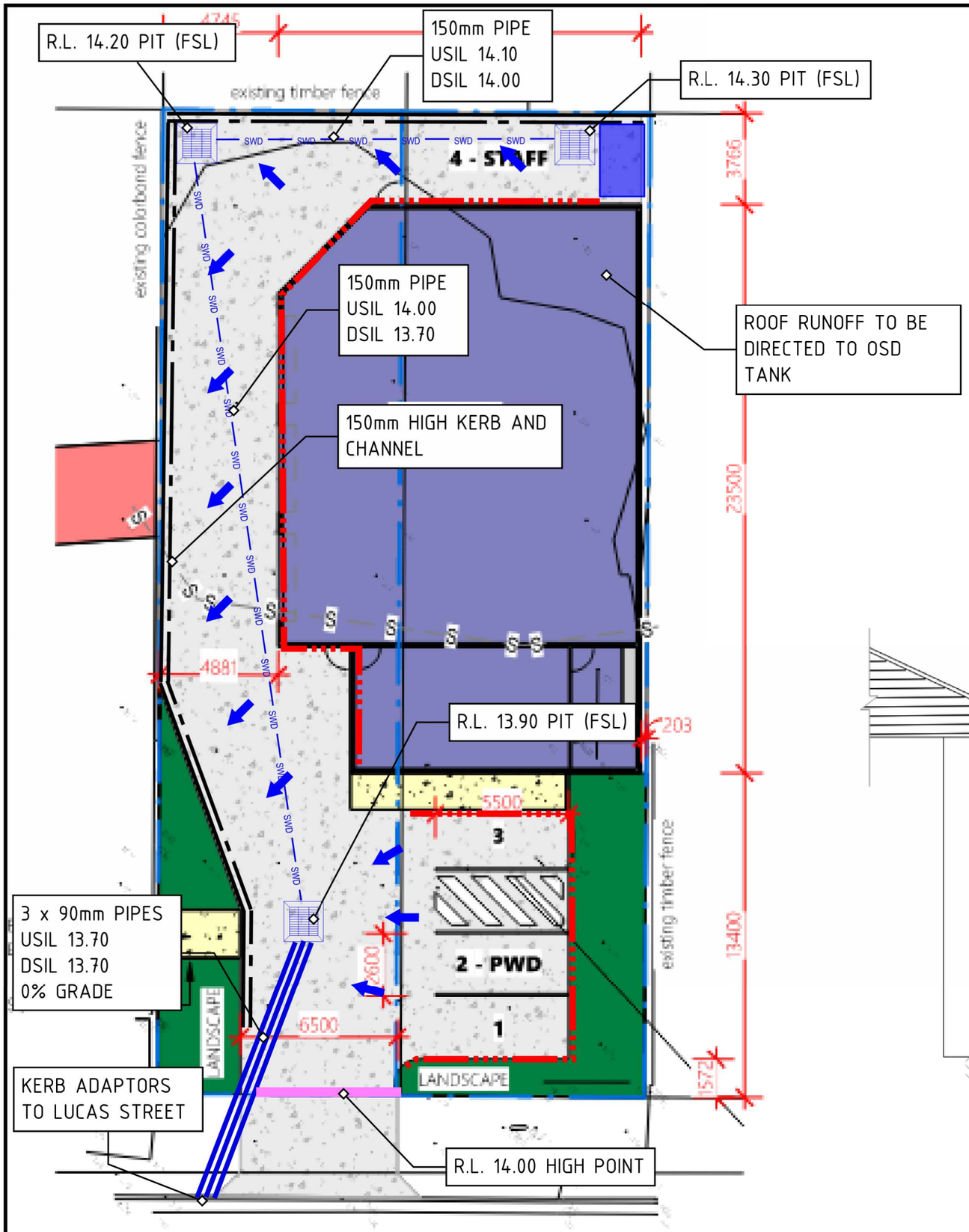


SCENARIO 3 – OSD AND DETENTION IN CARPARK



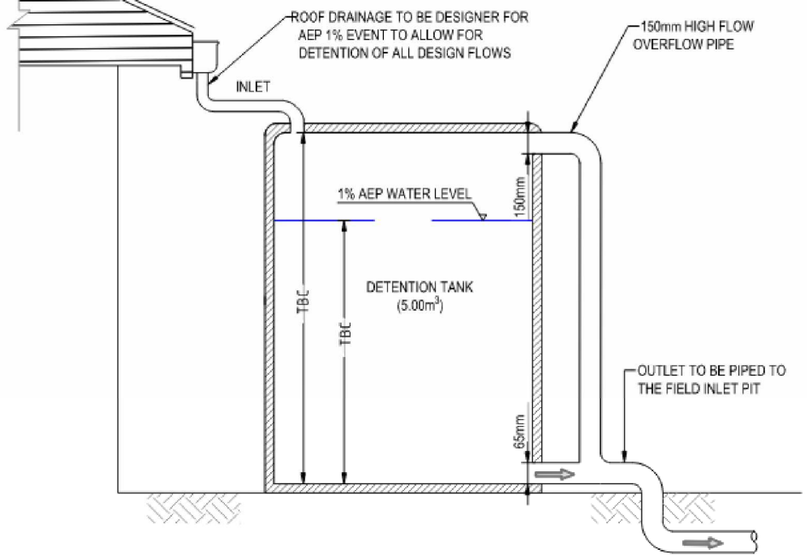


Appendix C – Proposed Stormwater Design



LEGEND

- KERB AND CHANNEL
- KERB
- OVERLAND FLOW PATH
- 450mm x 450mm FIELD INLET PIT
- SWD — 150mm PVC PIPE
- 90mm PVC PIPE
- 5000L OSD TANK
- BUND (HIGH POINT)



PROPOSED STORMWATER DETENTION TANK
TYPICAL SECTION
SCALE: N.T.S

Hartecs Group
ABN 27 158 351 663
PH: 1300 220 195
EMAIL: admin@hartecs.com.au
OFFICE: SUNSHINE COAST

CLIENT
JJ KERRS

PROJECT
59 LUCAS STREET
BERSERKER
LOT 131 AND 132 RP601289

DRAWING TITLE
STORMWATER CONCEPT SKETCH
STORMWATER DETAILS

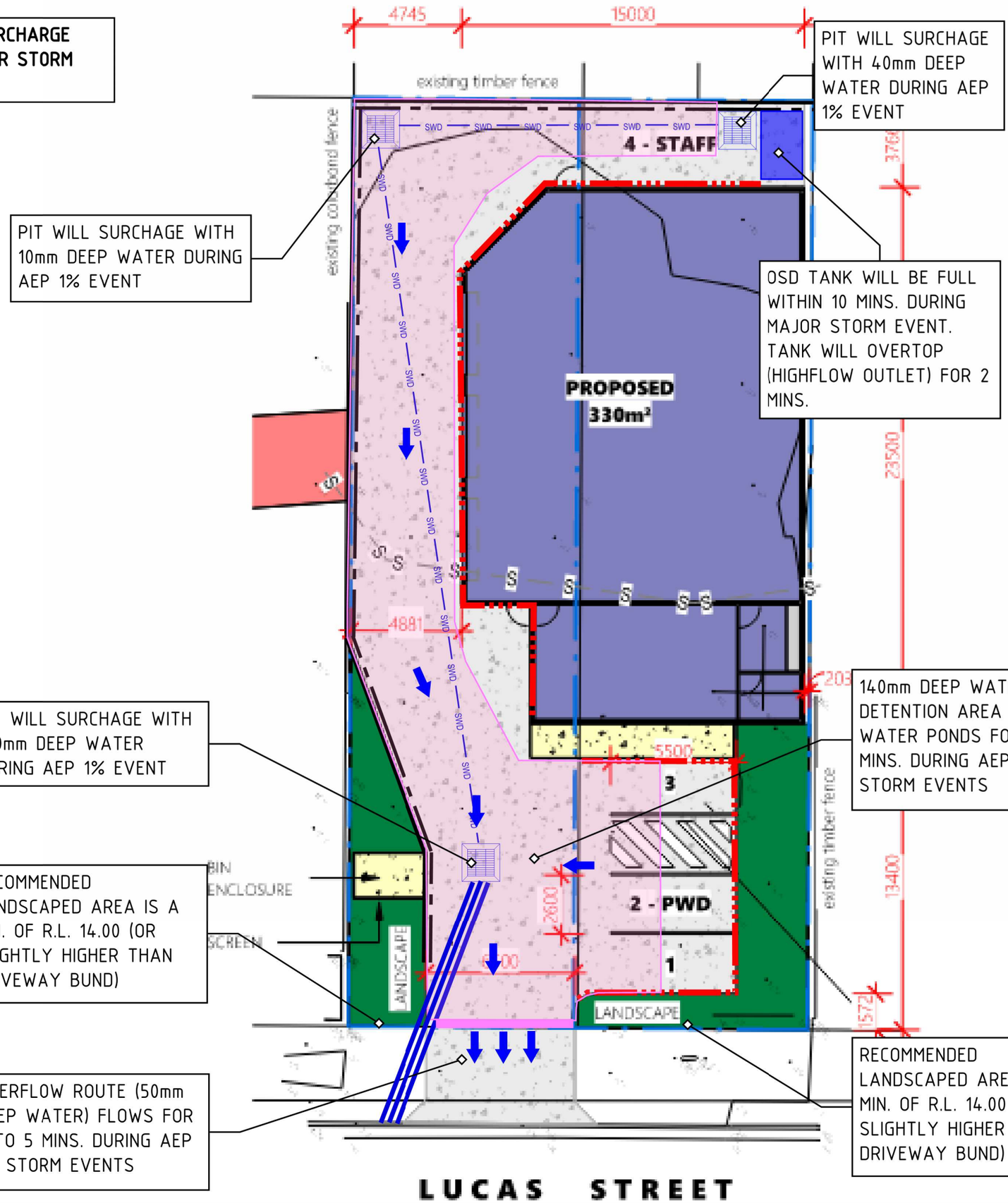
STATUS
SKETCH

PROJ - DWG. No.
PRJ-0437-SK01

REV.
1

SHEET NO 01 OF 02

NOTE: ALL PITS WILL SURCHARGE DURING MAJOR AND MINOR STORM EVENTS.



PIT WILL SURCHAGE WITH 10mm DEEP WATER DURING AEP 1% EVENT

PIT WILL SURCHAGE WITH 40mm DEEP WATER DURING AEP 1% EVENT

OSD TANK WILL BE FULL WITHIN 10 MINS. DURING MAJOR STORM EVENT. TANK WILL OVERTOP (HIGHFLOW OUTLET) FOR 2 MINS.

PIT WILL SURCHAGE WITH 140mm DEEP WATER DURING AEP 1% EVENT

RECOMMENDED LANDSCAPED AREA IS A MIN. OF R.L. 14.00 (OR SLIGHTLY HIGHER THAN DRIVEWAY BUND)

OVERFLOW ROUTE (50mm DEEP WATER) FLOWS FOR 3 TO 5 MINS. DURING AEP 1% STORM EVENTS

140mm DEEP WATER DETENTION AREA WATER PONDS FOR 40 MINS. DURING AEP 1% STORM EVENTS

RECOMMENDED LANDSCAPED AREA IS A MIN. OF R.L. 14.00 (OR SLIGHTLY HIGHER THAN DRIVEWAY BUND)

LEGEND

- KERB AND CHANNEL
- KERB
- OVERLAND FLOW PATH
- 450mm x 450mm FIELD INLET PIT
- SWD — 150mm PVC PIPE
- 90mm PVC PIPE
- 5000L OSD TANK
- DRIVEWAY BUND (HIGH POINT)
- DETENTION AREA

hartecs group
ABN 27 158 351 663
PH: 1300 220 195
EMAIL: admin@hartecs.com.au
OFFICE: SUNSHINE COAST

CLIENT
JJ KERRS

PROJECT
59 LUCAS STREET
BERSERKER
LOT 131 AND 132 RP601289

DRAWING TITLE
STORMWATER CONCEPT SKETCH
CAPARK DETENTION AREA

STATUS
SKETCH

PROJ - DWG. No.
PRJ-0437-SK02

REV.
1

SHEET NO. 02 OF 02

Appendix D – RRC Information Request D5-2024

1300 220 195 | www.hartecs.com.au | admin@hartecs.com.au
PO Box 3666 North Rockhampton Qld 4701
Rockhampton | Brisbane | Sunshine Coast

Rockhampton Office
232 Bolsover St, Rockhampton
Gracemere Office
1 Ranger St, Gracemere
Mount Morgan Office
32 Hall St, Mount Morgan

19 February 2024

Our reference: D/5-2024
Enquiries to: Kathy McDonald
Telephone: 07 4936 8099

JJ Kerr's Appliances Pty Ltd
C/- Capricorn Survey Group (CQ)
PO BOX 1391
ROCKHAMPTON QLD 4700

Dear Sir/Madam

INFORMATION REQUEST – DEVELOPMENT APPLICATION D/5-2024 FOR A MATERIAL CHANGE OF USE FOR A LOW IMPACT INDUSTRY – SITUATED AT 59 LUCAS STREET, BERSERKER – DESCRIBED AS LOT 131 AND 132 ON RP601289

Council refers to your application received by Council on 22 January 2024.

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

1.0 Please provide an appropriate sewerage strategy for the development. Council will not support the construction of a Building Class 2 to 9 structure over the existing combined line. i.e. provide an appropriate setback from the infrastructure; Or convert the existing combined line into an independent single connection.

2.0 Please demonstrate that the proposed developments stormwater will not cause or have the potential to cause an *"actionable nuisance"* or *"worsening"* to any adjacent or downstream lands or to a Lawful Point of Discharge. Ensure the following are addressed, where applicable.

2.1 design roof and allotment drainage as per *Queensland Urban Drainage Manual* i.e. Level IV drainage system i.e. 5% AEP roof and allotment drainage.

2.2 demonstrate how roof and allotment drainage will be discharged to a lawful point and complies with *Queensland Urban Drainage Manual* requirements;

2.3 demonstrate that the proposed development does not cause a concentration of stormwater flows discharging on the Lucas Street;

2.4 demonstrate that the mitigation measures proposed to address any potential stormwater impacts, for the range of storm event, of the proposed development. The range of storm event discharges should be shown for the mitigated case to demonstrate there is no worsening impact on the Lawful point of discharge;

2.5 the stormwater drainage strategy must be prepared and certified by a suitable qualified and experienced Registered Professional Engineer of Queensland (RPEQ).

3.0 Please provide a fully dimensioned and properly scaled plan, prepared and certified by a suitably qualified and experienced Registered Professional Engineering of Queensland (RPEQ), indicating the extent of sealed vehicle manoeuvring and parking areas on the site including:

3.1 the marking of all vehicle parking spaces; and

3.2 swept vehicle turning paths for the largest design vehicle.

4.0 Please amend the design to include articulation (use of materials, patterns, textures, colours, and decorative elements) to avoid a plain appearance:
4.1 North and East - this may include high ventilation windows; and
4.2 South and West – overhangs or awnings

Alternatively this will be conditioned.

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

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

Response to this further information request should be forwarded to:

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

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

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

Yours faithfully

Kathy McDonald
Acting Principal Planning Officer
Planning and Regulatory Services

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

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

- □ in full;

  OR

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

  OR

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

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

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

Signed : _____ Date : _____

Position : _____

Appendix E – RRC Flood Mapping

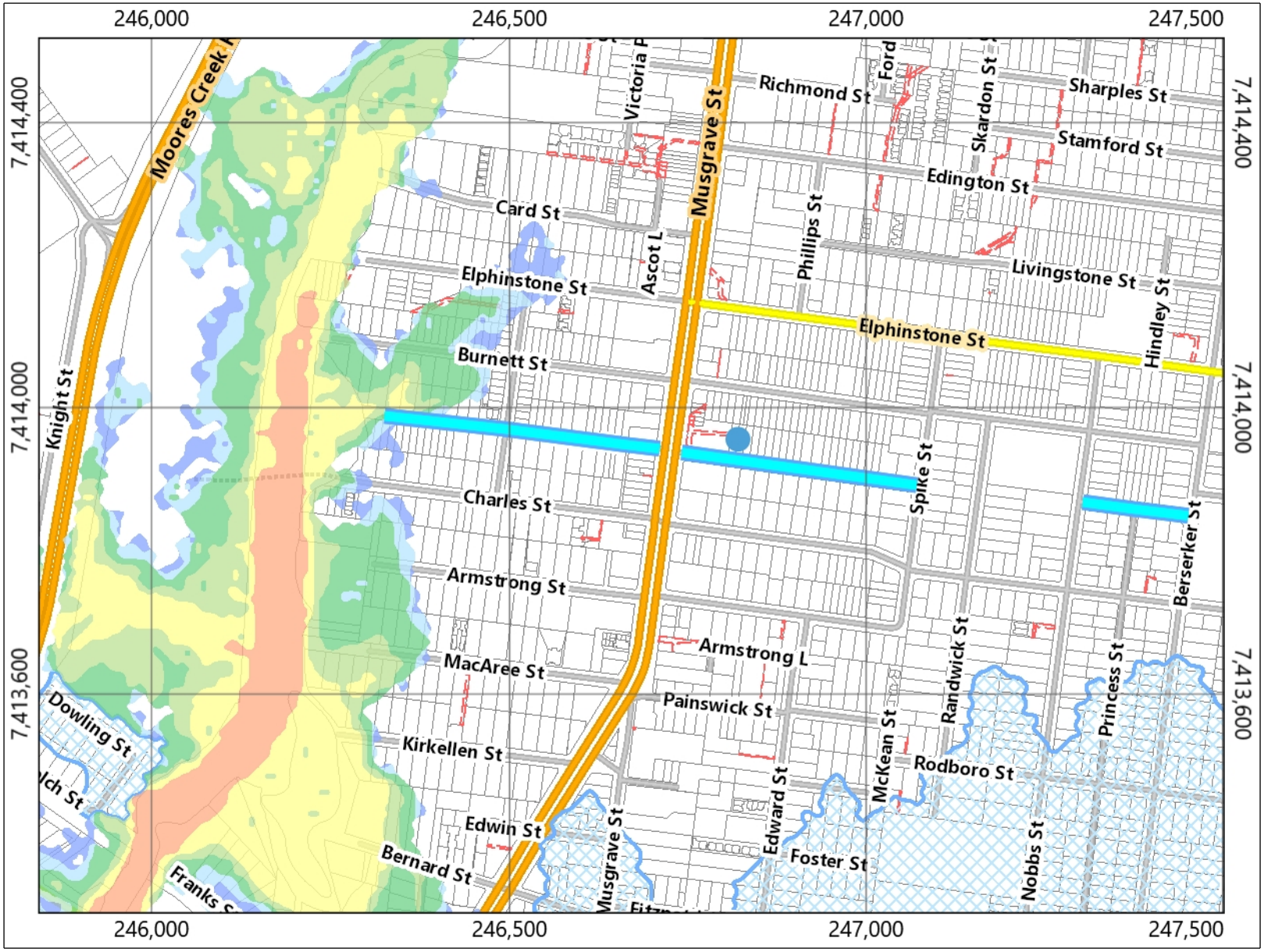
RichTextBox1

Spatial reference

GDA2020_MGA_Zone_56

A4 Page scale at 1: 8,261.86

Printed from RRPS on 22/03/24



Legend

- Development Information
- Fitzroy River Flood
  - H1 (Low)
  - H2 (Medium)
  - H3 (High)
  - H4 (High)
  - H5 (Extreme)
  - H6 (Extreme)
- Floodplain Investigation Area
- North Rockhampton Flood Management Area
- Roads2
  - Main roads
  - Major council roads
  - Standard council roads
  - Access roads
  - Private roads
- Easements
- Property Parcels
- Ocean
- CQ LGA Boundaries

GDA 2020

Rockhampton Regional Council

Appendix F – Development Plans

PROJECT

NEW DEVELOPMENT

ADDRESS

59 LUCAS STREET, BERSERKER

CLIENT

JJ KERRS APPLIANCES PTY LTD

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

REVISIONS

No:	Description:	Date:
-	-	-

ISSUED FOR

PRELIMINARY

Project:

DEVELOPMENT

Address:

59 LUCAS STREET, BERSERKER

Drawing Title:

3D VIEW

dezignelements BUILDING DESIGNERS

0407 271 336 **M**

info@dezignelements.com.au **E**

QBCC No: 1247120 BDAQ No: 0001677

Scale:		Rev:
Date:	DEC 2023	-
Drawn:	Author	

Project No:	Drawing No:
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ALL DIMENSION IN MILLIMETERS

REVISIONS

No:	Description:	Date:
-	-	-

ISSUED FOR

PRELIMINARY

Project:

DEVELOPMENT

Address:

59 LUCAS STREET, BERSERKER

Drawing Title:

3D VIEW

dezignelements BUILDING DESIGNERS

0407 271 336 **M**

info@dezignelements.com.au **E**

QBCC No: 1247120 BDAQ No: 0001677

Scale:		Rev:
Date:	DEC 2023	-
Drawn:	Author	

Project No:	Drawing No:
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DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

REVISIONS

No:	Description:	Date:
-	-	-

ISSUED FOR

PRELIMINARY

Project:

DEVELOPMENT

Address:

59 LUCAS STREET, BERSERKER

Drawing Title:

3D VIEW

dezignelements BUILDING DESIGNERS

0407 271 336 **M**

info@dezignelements.com.au **E**

QBCC No: 1247120 BDAQ No: 0001677

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Drawn:	Author	

Project No:	Drawing No:
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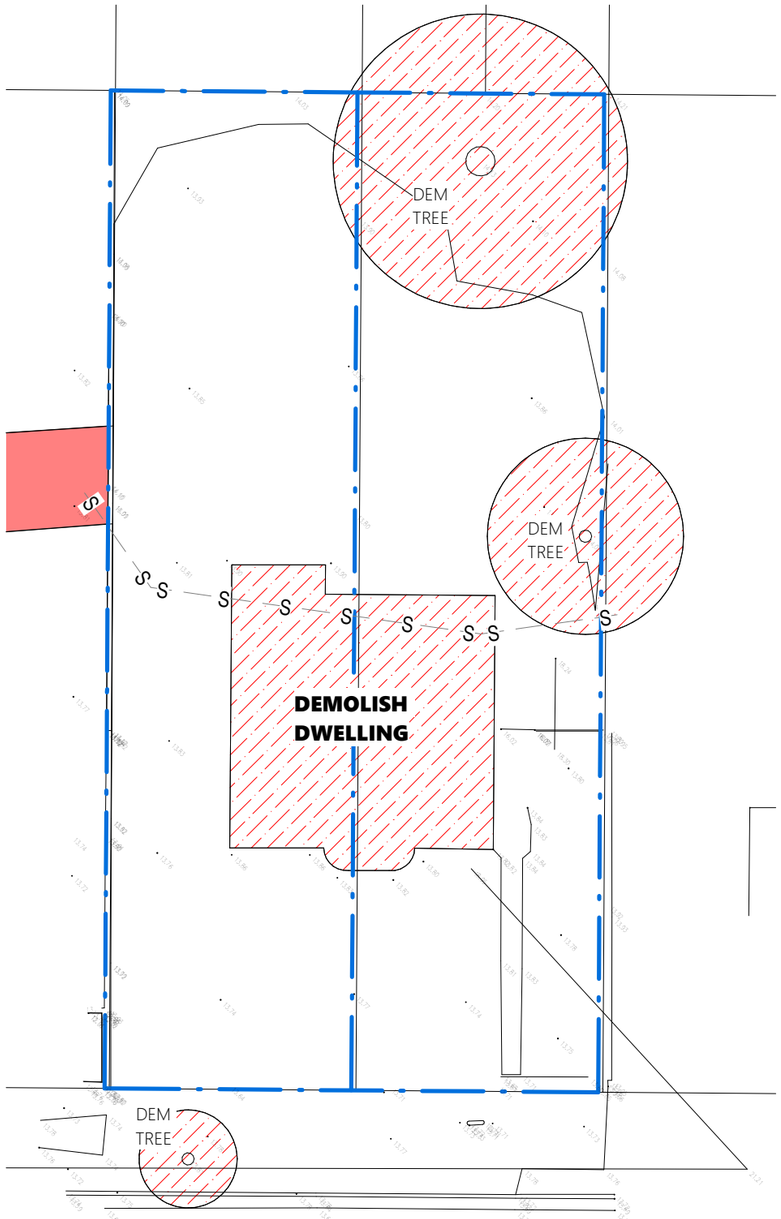

Existing Site Plan

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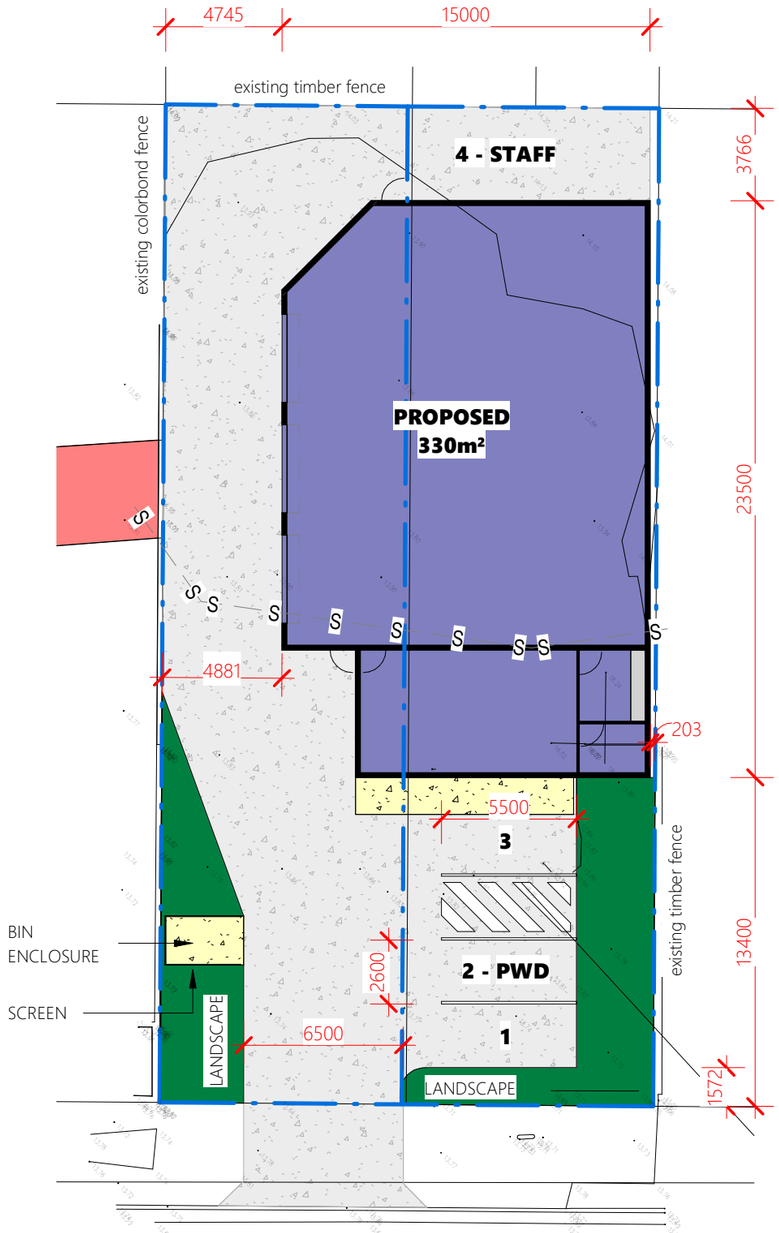

Proposed Site Plan

1 : 250

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

REVISIONS

No:	Description:	Date:
-	-	-

ISSUED FOR

PRELIMINARY

Project:

DEVELOPMENT

Address:

59 LUCAS STREET, BERSERKER

Drawing Title:

SITE PLAN

dezignelements BUILDING DESIGNERS

0407 271 336 M

info@dezignelements.com.au E

QBCC No: 1247120 BDAQ No: 0001677

Scale:	1 : 250	Rev:	-
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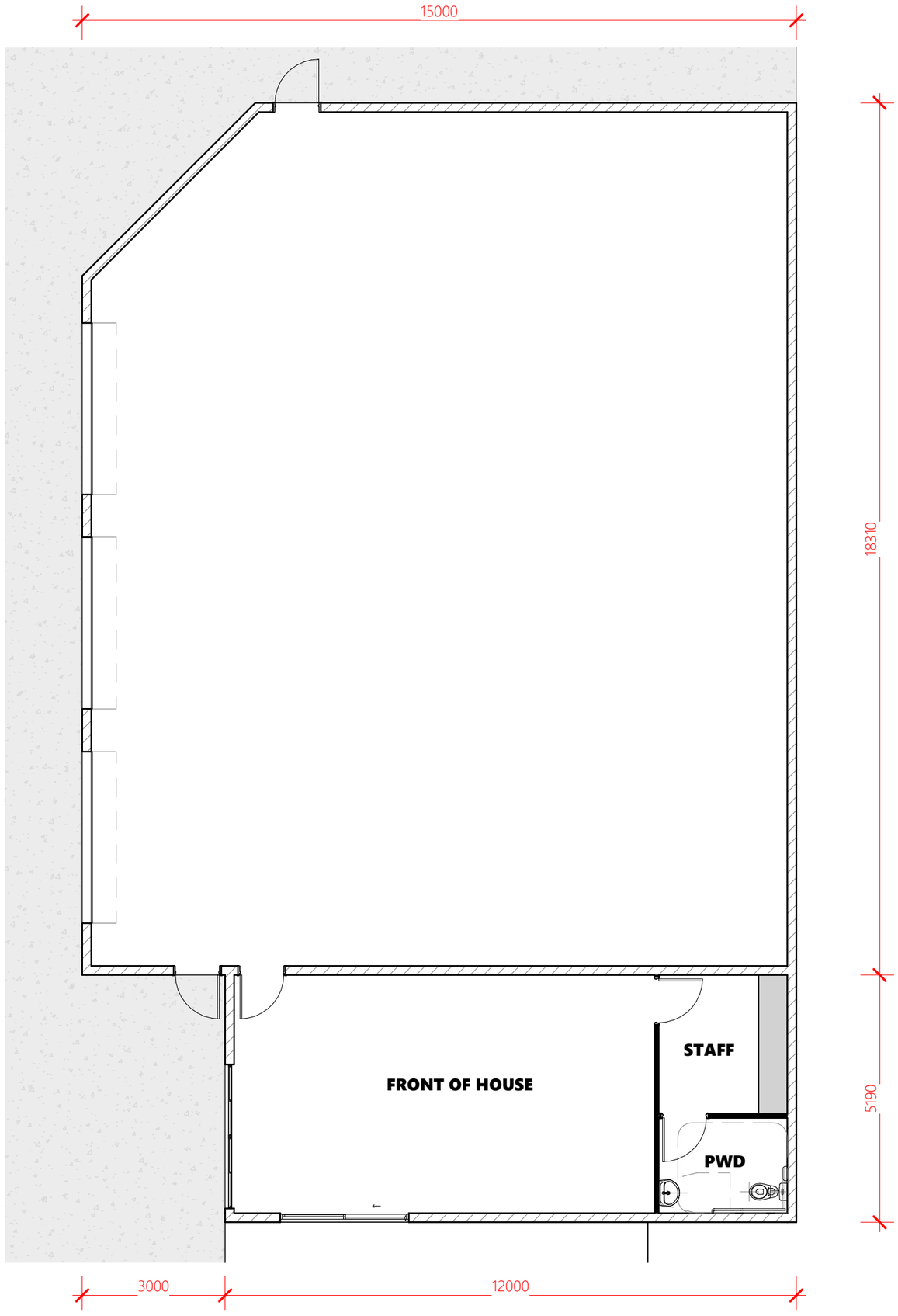

_Proposed Floor Plan

1 : 100

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

REVISIONS

No:	Description:	Date:
-	-	-

ISSUED FOR

PRELIMINARY

Project:

DEVELOPMENT

Address:

59 LUCAS STREET, BERSERKER

Drawing Title:

PROPOSED FLOOR PLAN

3
2 4
1

ELEVATIONS

dezignelements BUILDING DESIGNERS

0407 271 336 **M**

info@dezignelements.com.au **E**

QBCC No: 1247120 BDAQ No: 0001677

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Date:	DEC 2023		
Drawn:	NJB		
Project No:	Drawing No:		
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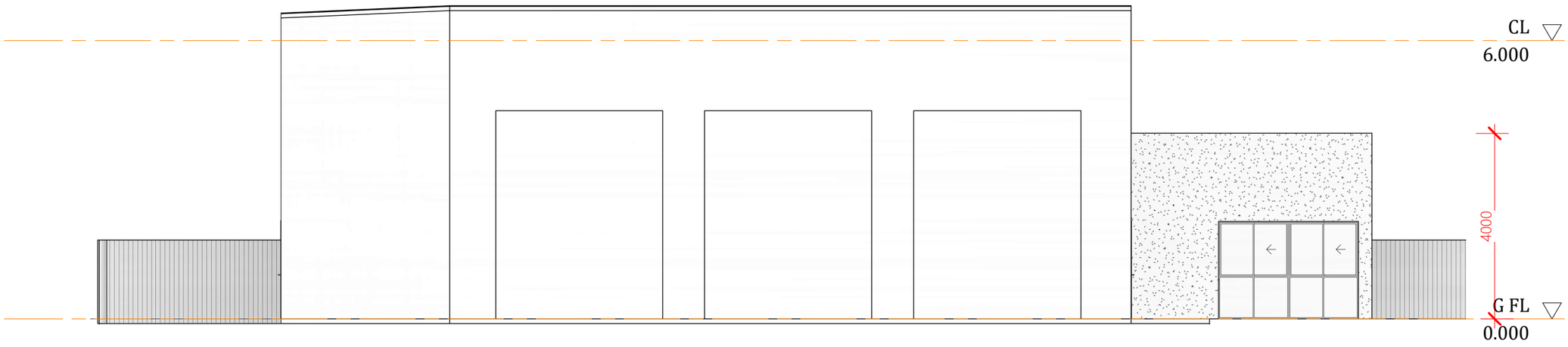

Proposed Elevation 2

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DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

No:	Description:	Date:
-	-	-

REVISIONS

ISSUED FOR

PRELIMINARY

Project:

DEVELOPMENT

Address:

59 LUCAS STREET, BERSERKER

Drawing Title:

ELEVATIONS

dezignelements BUILDING DESIGNERS

0407 271 336 **M**

info@dezignelements.com.au **E**

QBCC No: 1247120 BDAQ No: 0001677

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Date:	DEC 2023	-
Drawn:	NJB	

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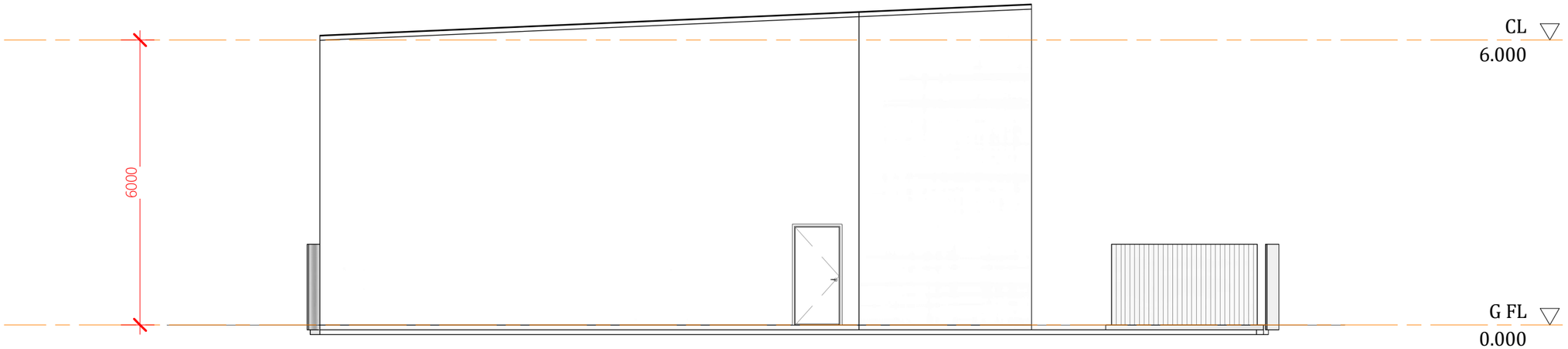

Proposed Elevation 3

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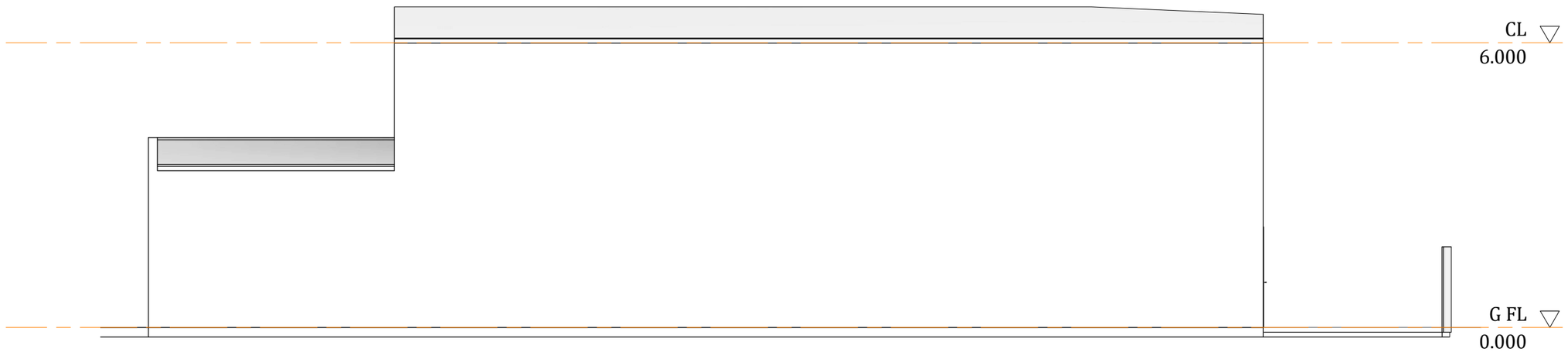

Proposed Elevation 4

1 : 100

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

REVISIONS

No:	Description:	Date:
-	-	-

ISSUED FOR

PRELIMINARY

Project:

DEVELOPMENT

Address:

59 LUCAS STREET, BERSERKER

Drawing Title:

ELEVATIONS

dezignelements BUILDING DESIGNERS

0407 271 336 **M**

info@dezignelements.com.au **E**

QBCC No: 1247120 BDAQ No: 0001677

Scale:	1 : 100	Rev: -
Date:	DEC 2023	
Drawn:	NJB	

Project No: **23_252**

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