

30 October 2023

Our reference: 1176902

Indigenous Wellbeing Centre Ltd
c/- Insite SJC
PO Box 1688
BUNDABERG QLD 4670

Dear Sir / Madam

RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - MULTIPLE DWELLING (3 UNITS) AT 94 MESON STREET, GAYNDAH; LAND DESCRIBED AS 10G1345

Thank you for the above-mentioned development application lodged with the North Burnett Regional Council on 16 August 2023 and taken to be properly made on 17 August 2023.

Please find attached the Decision Notice for the above-mentioned development application.

Sections 71 and 72 of the Planning Act 2016 identifies when a development approval has effect and the development may start. In summary, a development approval generally has immediate effect, except when—

- if there is an appeal, after the appeal has ended;
- if there is no appeal but there was a submitter, all submitters have notified the Council that they will not appeal the decision, or when the last appeal period ends.

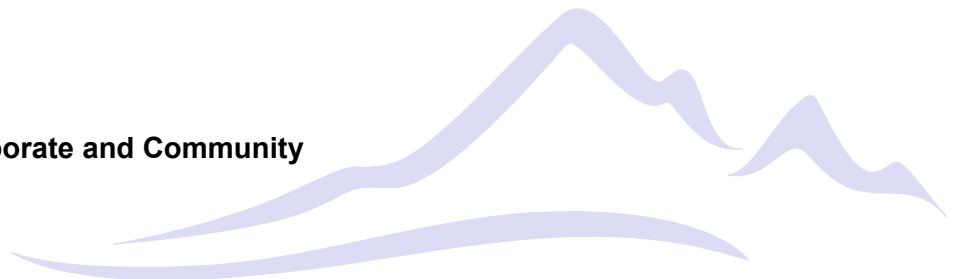
Please quote Council's application number: DA230045 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Council's Development Services team on telephone 1300 696 272.

Yours sincerely,

for 

Kim Mahoney
General Manager – Corporate and Community

Enc: Decision notice
Approved plans



Decision notice — approval (with conditions)

(Given under section 63 of the Planning Act 2016)

Thank you for your development application detailed below which was properly made on 17 August 2023 The North Burnett Regional Council has assessed your application and decided it as follows—

Applicant's Details

Name: Indigenous Wellbeing Centre Ltd
 Postal Address: c/- Insite SJC
 PO Box 1688
 BUNDABERG
 Email: shane@insitesjc.com.au
 Phone No.: 4151 6677
 Mobile No.:

Location details

Street address: 94 MESON STREET, GAYNDAH
 Real property description: 10G1345
 Local government area: North Burnett Regional Council

Application details:

Application number: DA230045
 Approval sought: Material change of use
 Description of development proposed: Multiple Dwelling (3 units)

Decision

Date of decision: 27 October 2023
 Decision details: Approved in full with conditions. These conditions are set out in [Attachment 1](#) and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed in attachment 3—

Drawing/report title	Prepared by	Date	Reference no.	Version/ issue
Cover	Tomas O'Malley Architect	10.07.2023	Project 22042 Drawing No. A00000	3
Site Plan	Tomas O'Malley Architect	10.07.2023	Project 22042 Drawing No. A10000	4
Area Plan	Tomas O'Malley Architect	10.07.2023	Project 22042 Drawing No. A12000	3
Floor Plans	Tomas O'Malley Architect	10.07.2023	Project 22042 Drawing No. A21000	4
Floor Plan – Units 1&2	Tomas O'Malley	08.06.2023	Project 22042 Drawing No, A2110	2
Floor Plan – Unit 3	Tomas O'Malley Architect	08.06.2023	Project 22042 Drawing No. A2110	2
Elevations – Units 1&2	Tomas O'Malley Architect	08.06.2023	Project 22042 Drawing No. A3100	2
Elevations – Units 1&2	Tomas O'Malley Architect	08.06.2023	Project 22042 Drawing No. A3101	2
Elevations – Units 3	Tomas O'Malley Architect	08.06.2023	Project 22042 Drawing No. A3110	2
Elevations – Units 3	Tomas O'Malley Architect	01.07.2023	Project 22042 Drawing No. A3111	3
Detail and Level Survey of Visible Features Over Lot 10 on Plan G1345 Meson Street Gayndah	Insite SJC	05.07.2023	GC23-008 D1	1
Preliminary Management Report – Clinicians Housing Development	Engineers Plus	20.07.2023	Job No.: 23338 Pages 31	0

Conditions

This approval is subject to the conditions in [Attachment 1 and 2](#). These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

Further development permits

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

- All Building Work
- All Plumbing and Drainage Work
- All Operational Work

Properly made submissions

Not applicable — No part of the application required public notification.

Referral agencies for the application

Not applicable — This application did not require referral to a concurrence agency.

Address all correspondence to the Chief Executive Officer

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*—refer <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sec.85>. A hard copy of section 85 of *Planning Act 2016* can be provided upon request.

Conditions about infrastructure

No conditions about infrastructure have been imposed under Chapter 4 of the *Planning Act 2016*

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016* (<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6>) and Schedule 1 of the *Planning Act 2016* (<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>). 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* – <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6-pt.2>). A hard copy of the appeal rights extracted from the *Planning Act 2016* can be provided upon request.

Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully

for 

Kim Mahoney

General Manager – Corporate and Community

Enc: Attachment 1-conditions imposed by assessment manager
Attachment 2-approved plans
Attachment 3-appeal rights

Attachment 1 – Conditions Imposed by Assessment Manager

General

- 1) Carry out the approved development in accordance with the approved plans and documents identified in section 5 “Approved plans” of the decision notice approval, except as modified by the conditions of this approval as relevant.
- 2) Where there is any conflict between conditions of this approval and details shown on the approved plans and documents, the conditions prevail.
- 3) Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.
- 4) Comply with all the conditions of this development permit prior to commencement of the use and maintain compliance whilst the use continues.
- 5) Submit to and have approved by the Assessment Manager amended plans and/or documents which incorporate compliance to these conditions prior to the submission of a building work application or commencement of work, whichever comes first.

Existing Services and Structures

- 6) Ensure all existing and proposed utility services and connections (e.g. electricity, telecommunications, water, and sewerage) are wholly located within the lot they serve.

Construction management

- 7) Unless otherwise approved in writing by the Assessment manager, do not carry out building work in a way that makes audible noise—
 - a) on a business day or Saturday, before 6:30am or after 6:30pm
 - b) on any other day, at any time.
- 8) Contain all litter, building waste, and sediment on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or public spaces.
- 9) Remove any spills of soil or other material from the road or gutter upon completion of each day’s work, during construction.

Use Specific

- 10) Provide and maintain a solid screen fence along all side boundaries. The fence is to have a minimum height of 1.8m behind the front building line or 6m from the front boundary (whichever is lesser).
- 11) Provide a maximum of one (1) letter box for each dwelling unit plus one (1) letter box for the use of the body corporate or management. All letter boxes must form an integral part to the building / landscape design and must be located on the primary road frontage.

Landscaping

- 12) Landscape the site in accordance with the approved plans. Landscaping must:
- a) consist of permanent garden beds planted with trees and shrubs, with particular attention to the street frontage(s) of the site;
 - b) include species recognised for their tolerance for low water conditions;
 - c) be provided with a controlled underground or drip watering system;
 - d) landscaping does not include any species identified as an unacceptable species in planning scheme policy SC6.5 Landscaping, section SC6.5.5 Unacceptable plant species for landscaping or are otherwise known to be toxic to people or animals,
 - e) landscaping enables passive surveillance of car parking areas, communal spaces, children's play areas and pathways,
 - f) all pedestrian surfaces are slip-resistant and trafficable in all weather conditions,
 - g) provide root barriers minimise the risk of intrusion and damage to services and utilities, and
 - h) landscaping works do not cause ponding of water on the premises or adjoining land,

Note: Council does not require the submission of an Operational works development application for landscaping.

Waste management

- 13) Provide an impervious bin storage area for the storage of refuse bins in accordance with the following—
- a) designed so as to prevent the release of contaminants into the environment,
 - b) sufficiently sized to accommodate all refuse bins,
 - c) screened from the road frontage or other public space by landscaping or constructed screening,
 - d) a suitable hose cock (with backflow prevention) and hoses must be provided at the bin storage area, and wash down to be drained to the sewer and fitted with an approved stormwater diversion valve arrangement, and
 - e) must be maintained in a clean and sanitary manner.
- 14) Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause an environmental nuisance.

Erosion and sediment control

- 15) Implement and maintain an erosion and sediment control (ESC) plan on-site for the duration of works, and until all exposed and disturbed soil areas are permanently stabilised, to prevent the release of sediment or sediment laden stormwater from the site.

Stormwater

- 16) Carry out all stormwater drainage work generally in accordance with the Stormwater Management Report – Clinicians Housing Development 94 Meson Street, Gayndah prepared by Engineers Plus (Job No. 23338, Preliminary version), dated 20 July 2023.
- 17) Design and implement water quality measures ensuring best practice standards are utilised in accordance with the applicable planning scheme codes and the planning scheme policy for development works.

- 18) Design and implement a stormwater drainage system connecting to a lawful point of discharge in accordance with the planning scheme policy SC6.2 design and construction standards for non-trunk infrastructure *works*.

Water

- 19) Connect the premises to the reticulated water supply service, and provide internal infrastructure as required to satisfy the demands of the development in accordance with the applicable Planning Scheme codes, the planning scheme policy SC6.2 Design and construction standards for non-trunk infrastructure works, the QLD Plumbing and Drainage Act and the Water Supply Act.

Sewerage

- 20) Make provision for a single connection suitable to meet the requirement of the development to Council's sewerage infrastructure. Connection is to be made into gravity main SEW-SP-626 which is the main nearest the Meson Street frontage.

Note: Connection to the sewer main at the rear of the site is not supported and any future design and development of the site must take this into consideration.

- 21) All sewerage infrastructure must be clear of all proposed buildings. The development is to comply with Queensland Development Code MP1.4 Building over or near relevant infrastructure.

Note: *This approval is not an approval against the provisions of the Queensland Development Code MP1.4 Building over or near relevant infrastructure.*

Vehicle access

- 22) Design and construct the access driveway in accordance with the dimensions, alignment, and location detailed on the approved plans and the construction standards detailed within Council's Standard drawing Residential Driveways Slabs (R1010, Rev. A) or another standard drawing as approved in writing by the Assessment Manager.

- 23) Remove all disused or redundant vehicular crossings, kerb drainage outlets, and footpath crossovers and reinstate kerb and channel, and footpaths as required.

Note:

For all accepted development work being undertaken within the road reserve, submit a completed copy of Council's 'Undertaking Works on a Road Reserve' form for approval prior to work within the road reserve being undertaken. This includes any access points/driveway crossovers to the land.

- 24) Design and construct off-street car parking, access, and manoeuvring areas in accordance with the approved plans and the North Burnett Regional Planning Scheme Policy SC6.2 Design and construction standards for non-trunk infrastructure works. Car parking, access, and manoeuvring areas must—

- a) provide a minimum of three (3) covered onsite car parking spaces for residents use,
- b) provide a minimum of 2 onsite visitor car parking spaces. Visitor car parking spaces are to remain available for visitors and are to be sign posted or delineated accordingly,
- c) be designed, constructed and delineated in accordance with AS2890 Parking facilities – off-street car parking,
- d) provide parking spaces for people with a disability in accordance with the Building Code of Australia and AS2890.6 Off-street parking for people with disabilities,
- e) provide on-site loading and unloading for all necessary service and delivery vehicles,
- f) be constructed and sealed with concrete, pavers or asphalt,

- g) provide sufficient manoeuvring to enable all vehicles to enter and leave the site in a forward direction, and
 - h) be drained to a legal point of discharge.
- 25) Repair any damaged kerb and channel, footpath, or road (including removal of concrete slurry from footpath, roads, kerb and channel, and stormwater gullies and drain lines) and reinstate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.

Lighting

- 26) Vertical illumination resulting from direct and indirect light from the premises is eight (8) lux or less when measured at ground level at any point 1.5 metres outside the site.

Advice to the applicant

- This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the North Burnett Regional Council website (www.northburnett.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.
- This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.
- Inspect the vegetation prior to clearing for the presence of nesting birds, koalas, and other fauna, including habitat hollows. No clearing of vegetation which may disturb nesting birds is permitted until the birds have fledged and left the nest. Removal of trees with koalas and other fauna must be carried out under the supervision of a Department of Environment and Heritage Protection registered fauna management spotter-catcher who will be responsible for dealing with native fauna present as required under the *Queensland Nature Conservation Act 2002*.



Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld 4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: northburnett.qld.gov.au
ABN: 23 439 388 197

Attachment 2 – Approved Plans

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Please refer to the following pages for approved plans.

PROPOSED ACCOMMODATION

LOT 10, G1345

94 Meson Street, Gayndah Q 4625

FOR IWC LTD

GENERAL NOTES

1. These drawings are intended for use for Concept assessment.
2. Do not scale drawings. All dimensions are in millimetres unless specifically noted otherwise. All wall setouts are dimensioned to the integral wall structure; i.e. brick, block, concrete or studwork; excluding linings and applied finishes.
3. Hatches and patterns are graphic representations only, and do not pertain to the dimensional properties of the materials indicated.
4. The included outline specification provides the general extent of the scope of works and materials to be used. It remains the responsibility of the Builder to provide a building which is complete and complies with all relevant building codes and standards.
5. Selections of finishes and fixtures not specifically noted in these documents are to be determined by the owner.

SHEET LIST

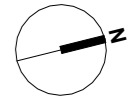
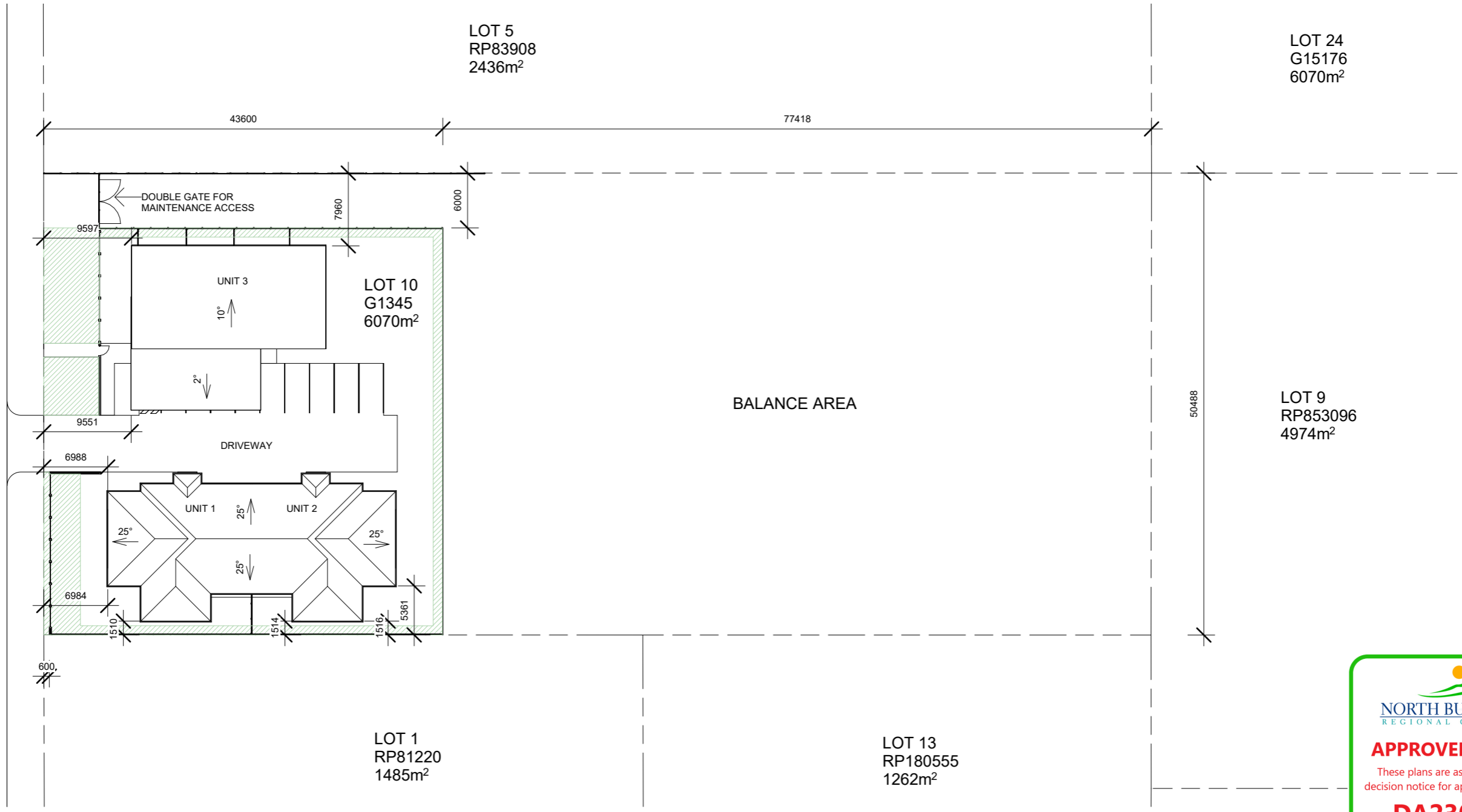
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A1000	4	SITE PLAN
A1200	3	AREA PLANS
A2100	4	FLOOR PLANS
A2110	2	FLOOR PLAN - UNITS 1&2
A2111	2	FLOOR PLAN - UNIT 3
A3100	2	ELEVATIONS - UNITS 1&2
A3101	2	ELEVATIONS - UNITS 1&2
A3110	2	ELEVATIONS - UNIT 3
A3111	3	ELEVATIONS - UNIT 3



 <p>Architect TOMAS O'MALLEY ARCHITECT Level 1, 7 Barolin Street Bundaberg, QLD 4670 t 07 41536420 e info@to-architect.com.au ABN 96 632 830 954</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>10.07.2023</td> <td>General Revision</td> </tr> <tr> <td>2</td> <td>08.06.2023</td> <td>For Approval</td> </tr> <tr> <td>1</td> <td>17.08.2022</td> <td>For Information</td> </tr> </tbody> </table>	No	Date	Description	3	10.07.2023	General Revision	2	08.06.2023	For Approval	1	17.08.2022	For Information	<p>Drawn Aprv</p> <table border="1"> <tbody> <tr> <td>DB</td> <td></td> </tr> <tr> <td>DB</td> <td></td> </tr> <tr> <td>RT</td> <td></td> </tr> </tbody> </table>	DB		DB		RT		<p>Client IWC Ltd</p>	<p>Builder WKProjects</p> <p>Project Address 94 Meson Street Gayndah, Q 4625</p>	<p>Project IWC PHC Clinicians Housing Gayndah</p> <p>Proj. No. 22042</p>	<p>Drawing Title COVER</p> <p>Drawing Status FOR APPROVAL</p>	<p>Scale</p>	<p>Drawing No. A0000</p>	<p>Issue 3</p>
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Nominated Architect: Tomas O'Malley (4395)

M E S O N S T R E E T



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Revisions		Drawn	Aprv
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3	27.06.2023	Update For Approval 2023	CDC
2	08.06.2023	For Approval	DB
1	17.08.2022	For Information	RT

Client
IWC Ltd

Builder
WKProjects
 Project Address
**94 Meson Street
 Gayndah, Q 4625**

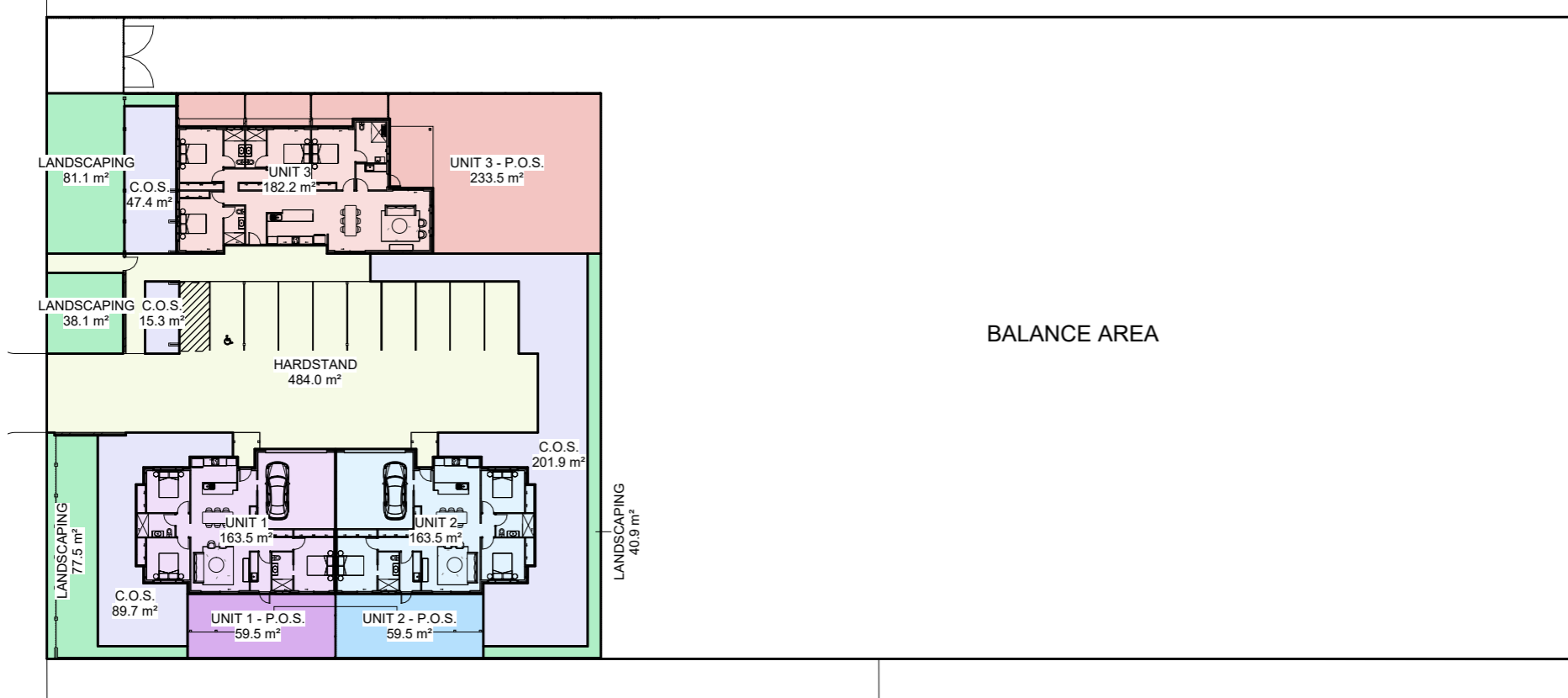
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**IWC PHC Clinicians
 Housing Gayndah**
 Proj. No.
22042

Drawing Title
SITE PLAN
 Drawing Status
FOR APPROVAL

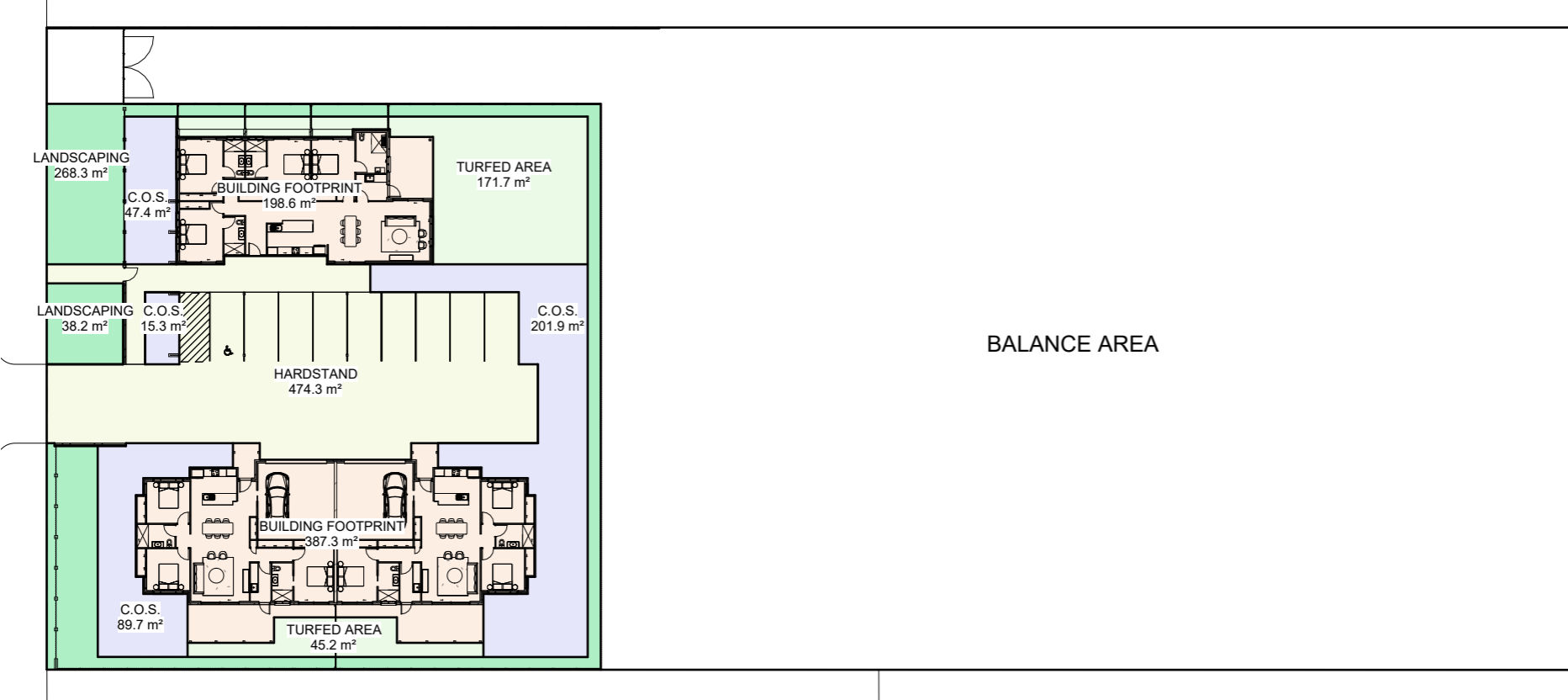
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 Nominated Architect: Tomas O'Malley (4395)

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 Author
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- C.O.S.
- HARDSTAND
- LANDSCAPING
- TURFED AREA
- UNIT 1
- UNIT 1 - P.O.S.
- UNIT 2
- UNIT 2 - P.O.S.
- UNIT 3
- UNIT 3 - P.O.S.



- BUILDING FOOTPRINT
- C.O.S.
- HARDSTAND
- LANDSCAPING
- TURFED AREA



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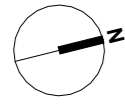
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AREA PLANS

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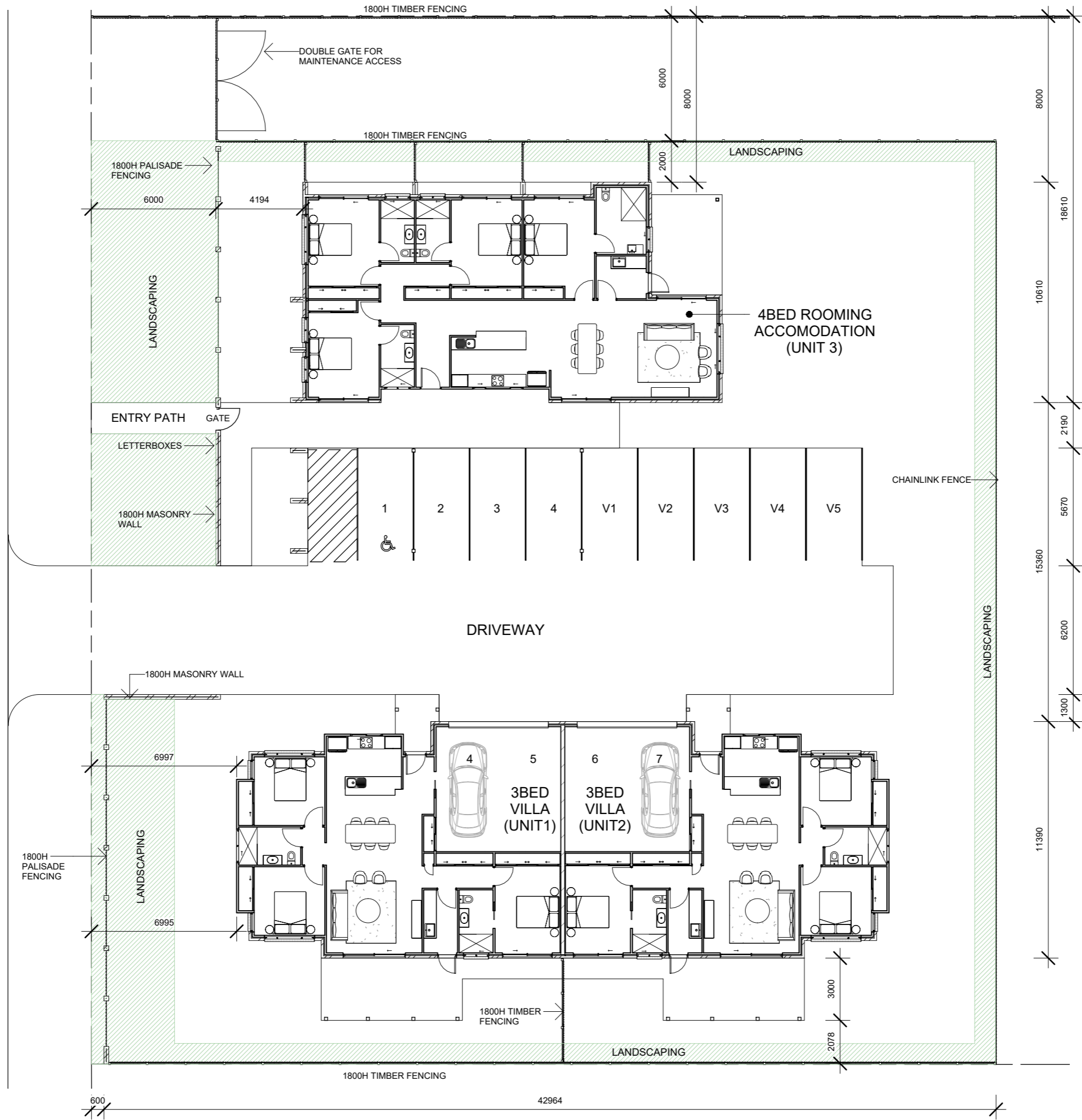
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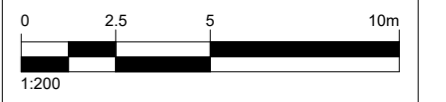


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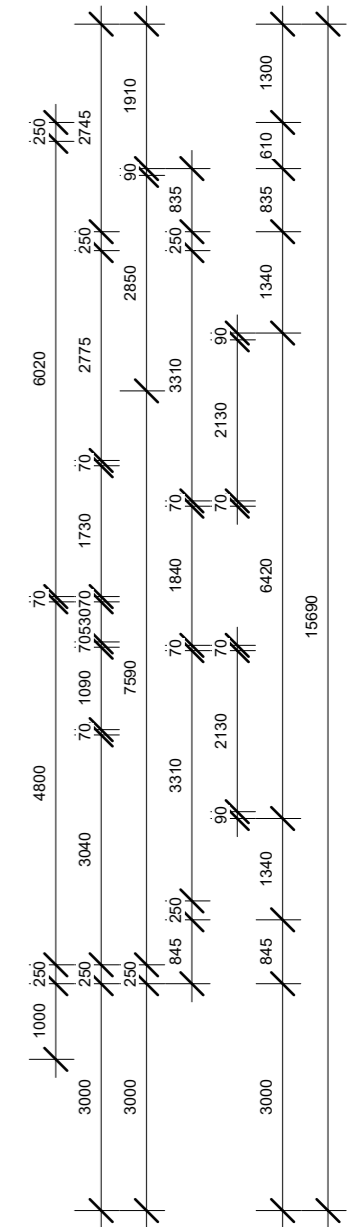
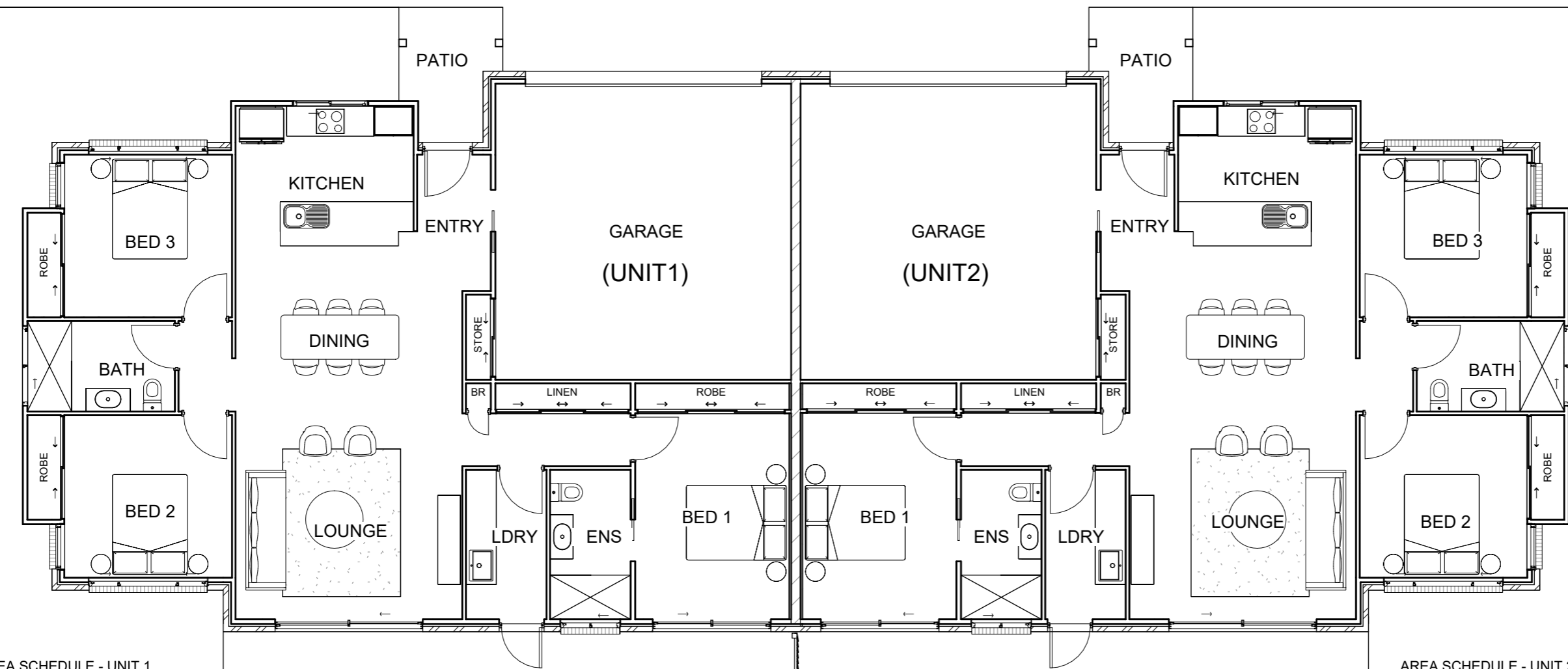
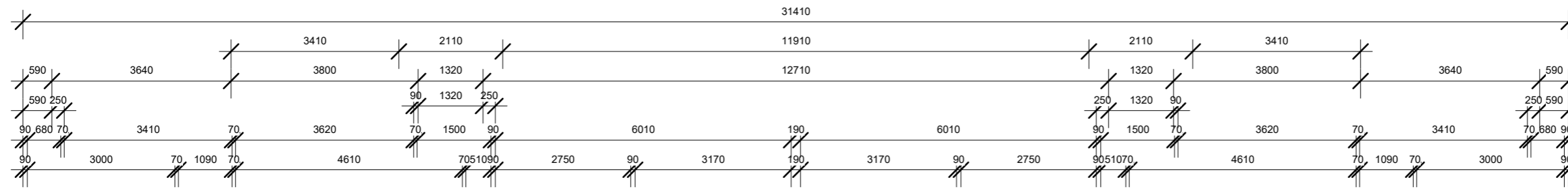
Client
IWC Ltd
Project Address
**94 Meson Street
Gayndah, Q 4625**

Project
**IWC PHC Clinicians Housing
Gayndah**
Proj. No.
22042

Drawing Title
FLOOR PLANS
Drawing Status
FOR APPROVAL

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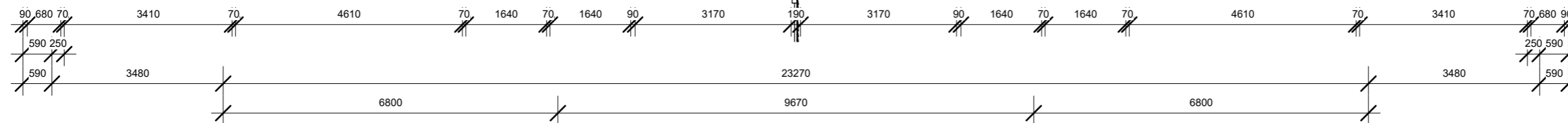


AREA SCHEDULE - UNIT 1

NAME	AREA
O/S WALLS	164 m ²
OUTDOOR AREA	25 m ²
PATIO	5 m ²
TOTAL	194 m²

AREA SCHEDULE - UNIT 2

NAME	AREA
O/S WALLS	164 m ²
OUTDOOR AREA	25 m ²
PATIO	5 m ²
TOTAL	194 m²



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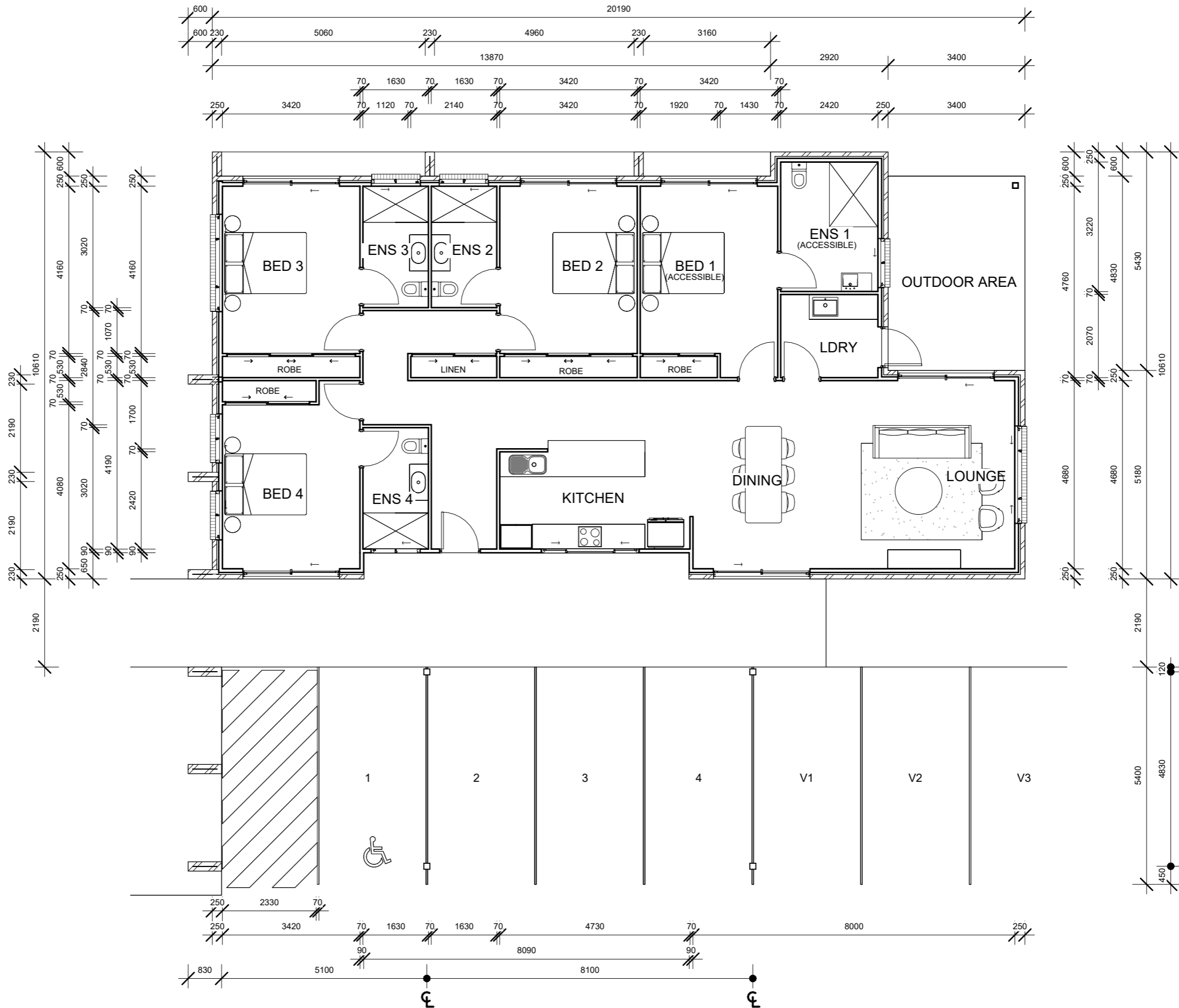
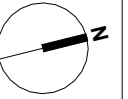
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22042

Drawing Title
FLOOR PLAN - UNITS 1&2
Drawing Status
FOR APPROVAL

Scale	Drawing No.	Issue
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1:100

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AREA SCHEDULE - UNIT 3

NAME	AREA
O/S WALLS	182 m ²
OUTDOOR AREA	16 m ²
TOTAL	199 m²

Architect
TOMAS O'MALLEY ARCHITECT
 Level 1, 7 Barolin Street Bundaberg, QLD 4670
 t 07 41536420 | e info@to-architect.com.au
 ABN 96 632 830 954

Revisions	No	Date	Description	Drawn	Aprv
	2	08.06.2023	For Approval	DB	
	1	17.08.2022	For Information	RT	

Client
IWC Ltd

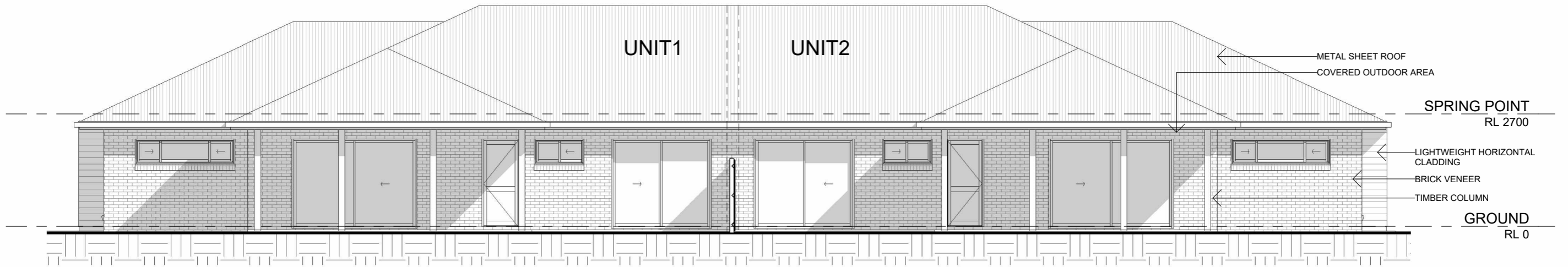
Builder
WKProjects
 Project Address
**94 Meson Street
 Gayndah, Q 4625**

Project
**IWC PHC Clinicians
 Housing Gayndah**
 Proj. No.
22042

Drawing Title
FLOOR PLAN - UNIT 3
 Drawing Status
FOR APPROVAL

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 Nominated Architect: Tomas O'Malley (4395)



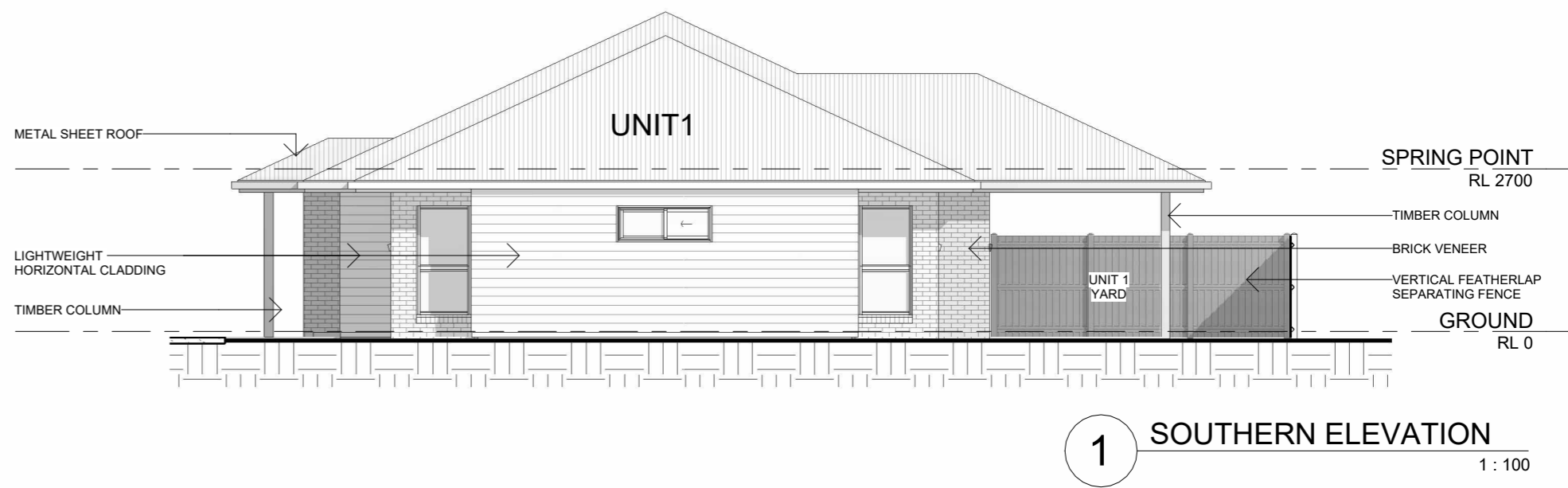
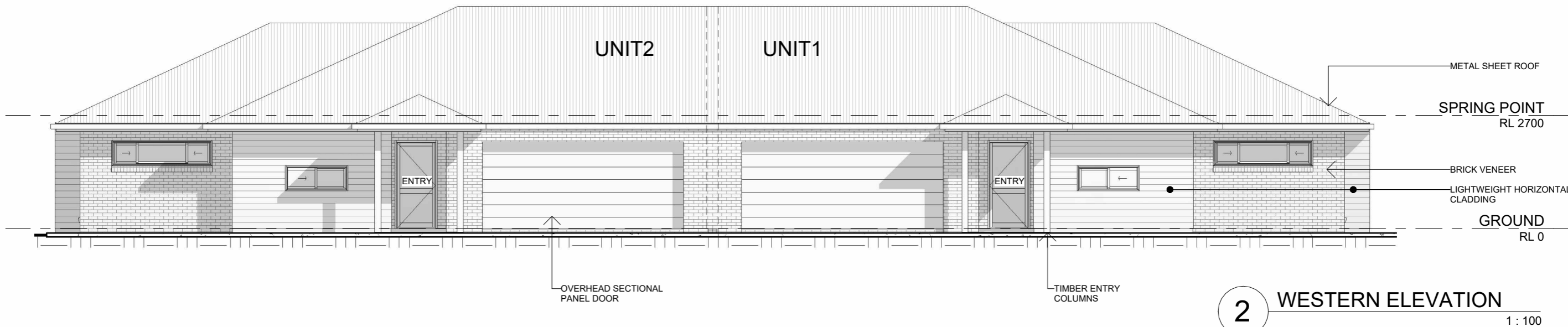
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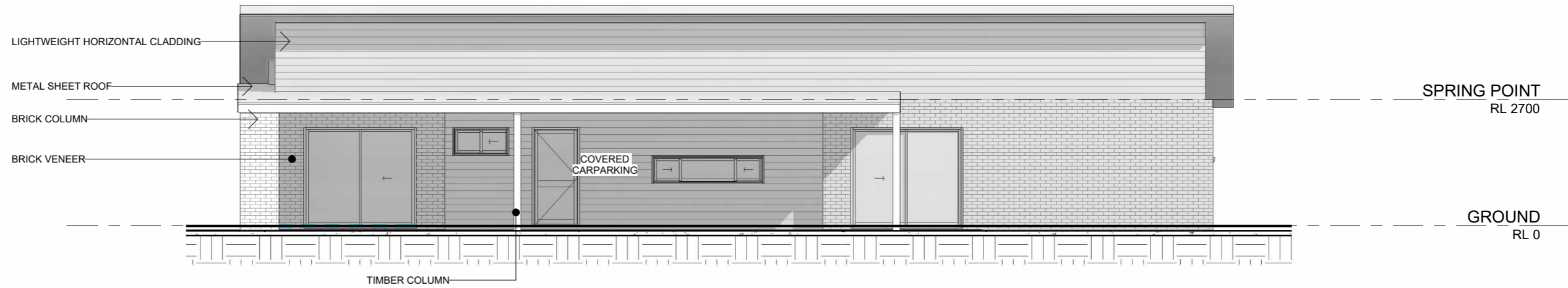


 Architect TOMAS O'MALLEY ARCHITECT Level 1, 7 Barolin Street Bundaberg, QLD 4670 t 07 41536420 e info@to-architect.com.au ABN 96 632 830 954	Revisions <table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>08.06.2023</td> <td>For Approval</td> </tr> <tr> <td>1</td> <td>17.08.2022</td> <td>For Information</td> </tr> </tbody> </table>	No	Date	Description	2	08.06.2023	For Approval	1	17.08.2022	For Information	Drawn DB Aprv RT	Client IWC Ltd	Builder WKProjects Project Address 94 Meson Street Gayndah, Q 4625	Project IWC PHC Clinicians Housing Gayndah Proj. No. 22042	Drawing Title ELEVATIONS - UNITS 1&2 Drawing Status FOR APPROVAL	Scale 1 : 100  1:100	Drawing No. A3100	Issue 2
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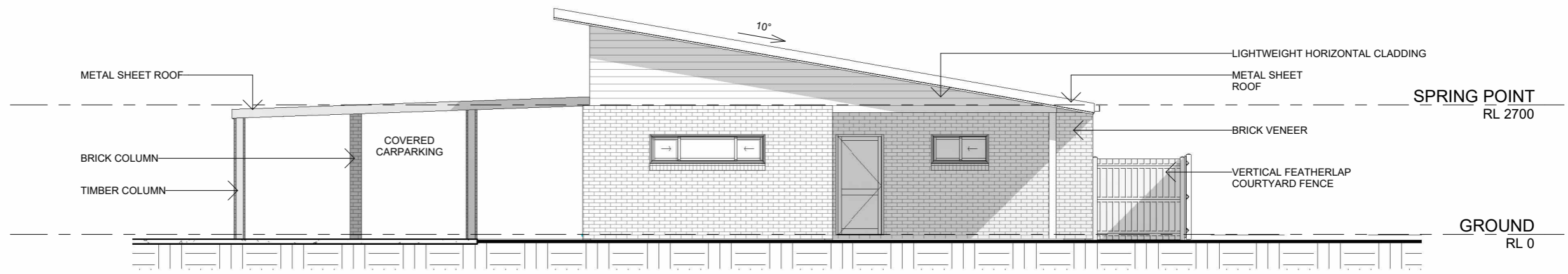


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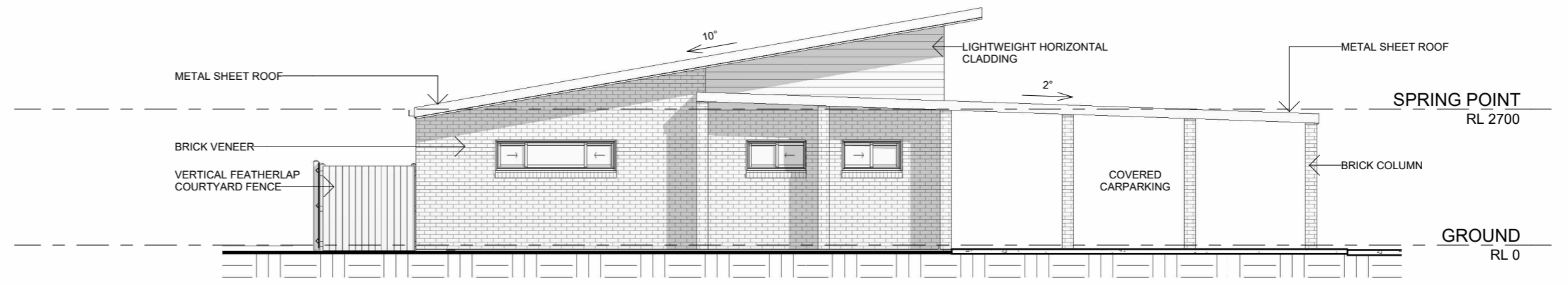


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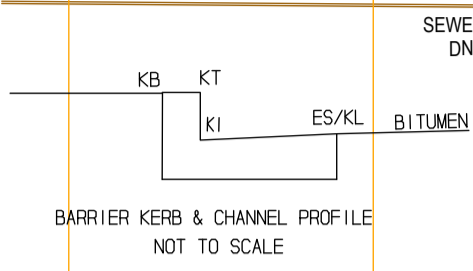
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NOTES :
Boundaries Shown Hereon Are Plotted From Reinstated Dimensions And Was Reinstated & Marked At The Time Of Survey
Visible Services Only Have Been Located
Before Commencement Of Any Construction Works, The Location Of Underground Services Must Be Verified On Site By The Relevant Authorities

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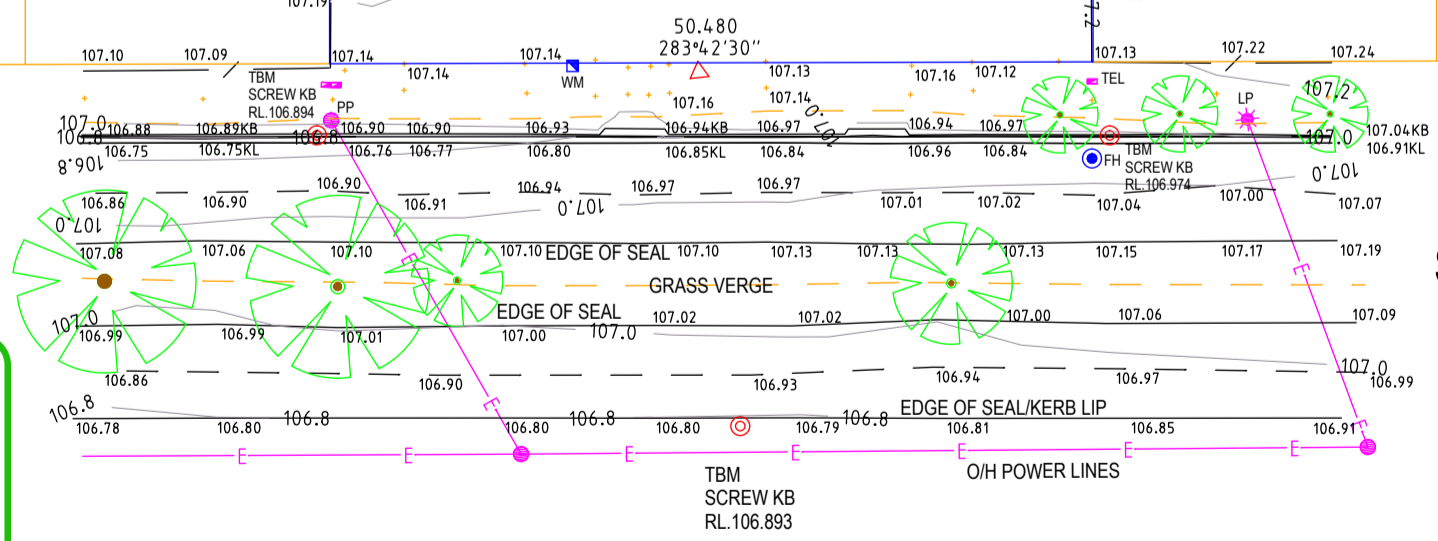
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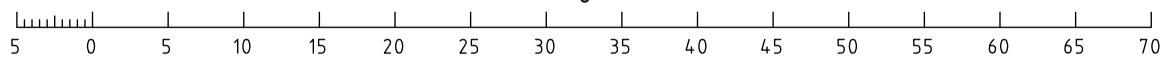
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APPROVED PLANS
These plans are associated to the decision notice for application number
DA230045



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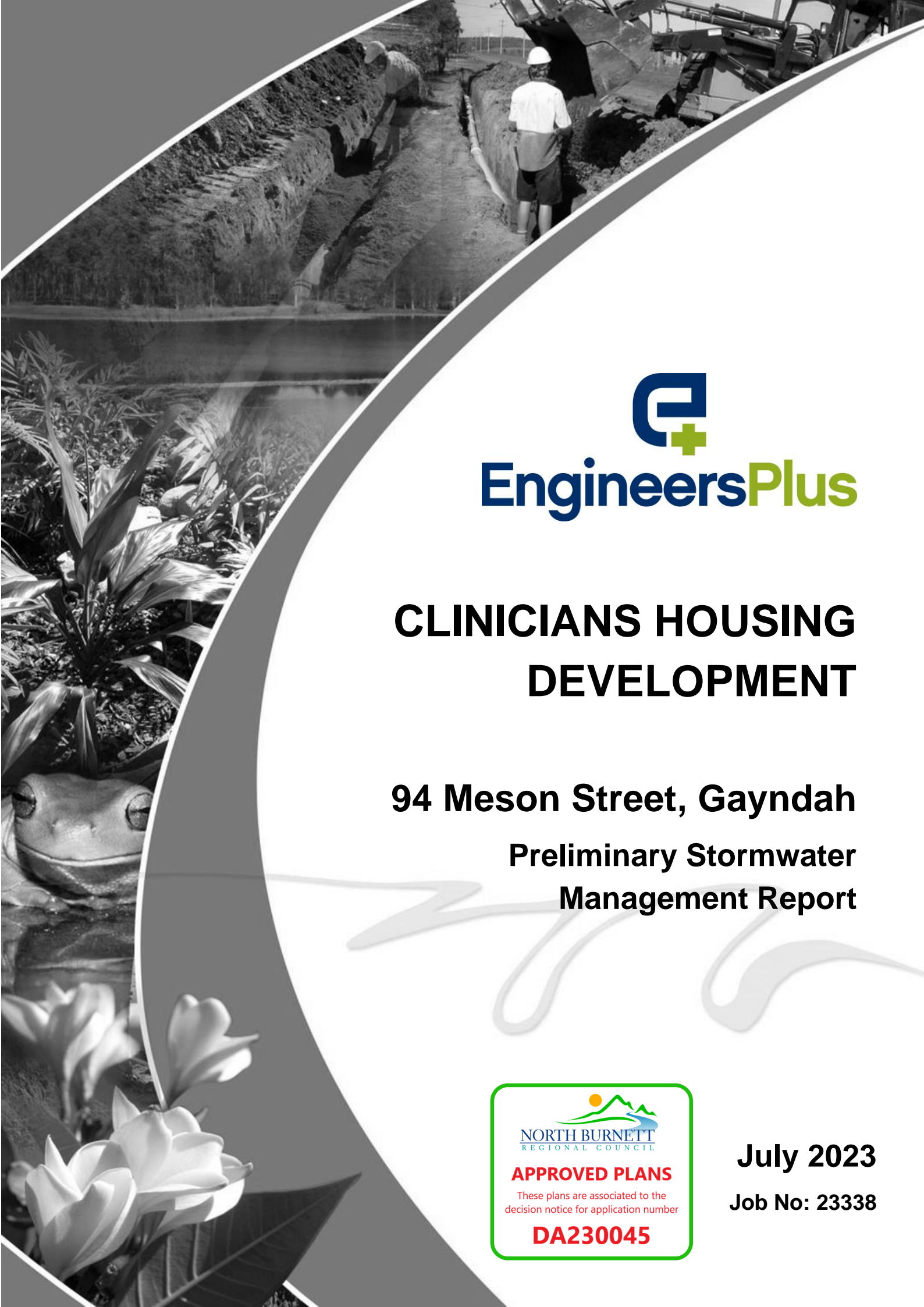

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Town Planning | Surveying | Projects

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BUNDABERG QLD 4670

Phone 07 4151 6677
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ABN 89 659 819 351

CLIENT: Indigenous Wellbeing Centre Limited		
SURVEYED: JSS	DRAWN: JSS	DATE: 5/7/2023
HORIZONTAL DATUM: MGA94 Zone 56 Plane vide PSM9837		LEVEL DATUM: AHD vide PSM9837 RL.106.794m

DESCRIPTION: Detail and Level Survey of Visible Features Over Lot 10 on plan G1345 Meson Street, Gayndah		
SCALE: 1:500 (A3)	DRAWING NAME: GC23-008 D1	SHEET NO: 1
Plotted: Wed Jul 05 15:15:07 2023		



CLINICIANS HOUSING DEVELOPMENT

94 Meson Street, Gayndah

**Preliminary Stormwater
Management Report**



July 2023

Job No: 23338



Engineers Plus Pty Ltd

ABN 14 153 364 866

Email: admin@engineersplus.com.au



Rev	Date	Prepared	Reviewed	Authorised	RPEQ
0	20/07/23	Brady Cheesman	David Lankinen	Kane Macready	7772
1					

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PRELIMINARY STORMWATER MANAGEMENT REPORT

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APPENDICES:

Appendix A – Development Location

Appendix B – Layout Plan

Appendix C – Existing Features Plan

Appendix D – XP Storm Modelling Output – Pre-Development

Appendix E – XP Storm Modelling Output – Post-Development

Appendix F – Catchment Plans

Appendix G – Preliminary Infrastructure Layout Plan



1. PREAMBLE

1.1 Introduction

This Site Specific Stormwater Management Report sets out the planning, design and implementation of stormwater drainage to integrate two (2) distinct components of stormwater management, being water quantity and water quality. In general terms a stormwater drainage system shall:-

- (a) Prevent or minimise adverse social, environmental, and flooding impacts on Council waterways, overland flow paths and constructed drainage networks.
- (b) Ensure that the hydrological assessment and hydraulic design of pipe drainage, internal road flow paths and channel works conform with Australian Rainfall and Runoff, QUDM, Waterway Design and relevant natural channel design guidelines.
- (c) Achieve acceptable levels of stormwater quantity and quality mitigation by applying total water cycle management and water sensitive urban design principles.
- (d) Comply with North Burnett Regional Council's Planning Scheme.

1.2 Hydrology and Hydraulics

1.2.1 Design Considerations

Design considerations for water quantity shall ensure that: -

- (a) Design discharges are based on the ultimate development in the catchment.
- (b) Future maintenance of drainage works is minimised whilst ensuring that design intent is maintained.
- (c) Solutions are safe, particularly for children.
- (d) Erosion and siltation both within and on adjoining properties is not increased as a result of the development.
- (e) No detrimental effect or actionable nuisance is caused to downstream and adjacent properties.
- (f) Maximum flow hazard depth-velocity ratios comply with QUDM.

1.2.2 Flow Estimation

The design of urban stormwater drainage systems is based on QUDM and the Australian Rainfall and Run-off. A run-off / storage routing model has been used to estimate flows and analyse the urban drainage system including any flow mitigation infrastructure.



2. INTRODUCTION

Engineers Plus have been commissioned to prepare a Site Specific Stormwater Management Report for a proposed “Clinicians Housing” development located at 94 Meson Street, Gayndah being formally known as Lot 10 G1345. The proposed development consists of new accommodation buildings with associated landscaped areas, parking bays and an internal access driveway.

The intention of this report is to provide preliminary advice on stormwater quantity and quality infrastructure required to ensure that the development meets Council’s Planning Scheme. This assessment has been undertaken to ensure that no detrimental or adverse conditions are imposed on the downstream waterway or adjacent properties.

2.1 Background

The site is located on Lot 10 G1345 with a total site area of 6109m². A Layout plan has been prepared and attached in **Appendix B**.

All proposed infrastructure within the site will convey flows from the fully developed site catchment and upstream external catchments as per Councils current Town Planning Scheme.

It is reasonable to expect the Council would impose conditions on the development to demonstrate that any change in the quantity, concentration or velocity of stormwater at the point of discharge and downstream of the point of discharge that will not create an actionable nuisance to downstream infrastructure and properties.



3. PRE-DEVELOPMENT SITE DESCRIPTION

The proposed development has a land area of approximately 6109m² and has a frontage of 50.4m onto Meson Street. Refer to **Appendix B** for the development layout Plan showing the proposed land use functions of the development site.

Currently the subject site is zoned “General Residential” and the site is appropriate for the proposed land use.

The site is bounded by the following land uses:

- North: General Residential
- East: General Residential
- South: General Residential
- West: General Residential

3.1 Topography

The natural topography of the site includes a ridge which approximately splits the overland flows of the site with the front third of the property falling south and the rear two thirds falling towards the north being Lot 9 RP853096. The conveyance of the existing stormwater flows is via sheet flow from the natural contours of the site.

The natural topography has gradients varying from 0.5% to 5%. Surface elevations range from 106m to 107m AHD within the site.

The existing contours and topography of the site are shown in **Appendix C**.

3.1.1 Water Bodies

There are water bodies located on the site.

3.1 Vegetation

The site is a residential type lot with limited vegetation other than grasses.

3.2 Existing Infrastructure

3.2.1 Road Drainage System

The road drainage system consists of roadway kerb and channel.

3.3 Legal Point of Discharge

The legal point of discharge for the development has been adopted as the existing kerb and channel in Meson Street. The rear of the lot remains unchanged in terms of flows and conveyance.



4. XPSTORM MODEL BUILD

4.1 Methodology

A runoff routing model has been developed in XP Storm to quantify flows generated by the pre-developed and post developed catchments. XP Storm is an industry recognised hydrological and hydraulic stormwater flow routing program that generates storm hydrographs and conveys these hydrographs through a system of overland flow paths and drainage structures. Rainfall losses are calculated and subtracted from the rainfall burst temporal pattern to yield excess rainfall which is applied to the stormwater network. Storage areas such as retardation basins or road sag areas are utilised by the program to reduce the hydrograph peaks and to mitigate additional flows produced from a post-developed catchment due to an increase in impervious area.

4.2 Rainfall

XP Storm generates design rainfall bursts in accordance with the guidelines recommended in Australian Rainfall and Runoff. Temporal rainfall burst patterns have been obtained from the Bureau of Meteorology website utilising ARR1987 rainfall data.

This methodology has been used within XP Storm to produce storms with recurrence intervals from 1 to 100 years and durations between 30 minutes and 72 hours. Flow results from these storm events were analysed to determine the critical storm duration for each recurrence interval. Peak flows from the critical storm event were then used in the flow routing model. Output hydrographs for the 2, 10 and 100 year storms were developed to determine critical storm events which are summarised in **Appendix D** and **Appendix E** for the pre-developed and post-developed scenarios respectively



4.3 Losses

Losses that have been applied to the Pre and Post Development models are shown in Table 1 below.

Table 1 – Modelling Losses

	Surface	Initial Loss (mm/hr)	Continuing Loss (mm/hr)
Pre-developed	Pervious surfaces (sand)	35.0	2.5
Pre-developed	Pervious surfaces (non-sand)	15.0	2.5
Post-developed	Impervious	0.0	0.0

4.4 Manning’s Roughness – Co-Efficient

Manning’s roughness coefficient values adopted for stormwater modelling are summarised in summarised in Table 2 below:

Table 2 - Manning’s Roughness Co-Efficient

Structure	Minimum	Maximum
Grassed Surface	0.03	0.05
Road Surface	0.02	0.022
Constructed Channels	0.03	0.06
Natural Channels	0.04	0.10
Hardstand areas	0.014	0.018





5. SITE RUNOFF

5.1 Pre-developed Catchment Runoff and Flows

The modelling parameters utilized for the pre-developed site of 6109m² reflect the existing situation being greenfield 'Pervious' land (2% Impervious). The pre-developed catchment plan has been detailed in **Appendix F**.

Based on the modelling, the existing runoff from the site is summarised Table 3.

Table 3 – Pre-developed Catchment Flows

Area (Ha)	Flow (m ³ /s) / Critical Storm Duration (mins)
6.11Ha	
Q2	0.031 / 30 mins
Q20	0.035 / 10 mins
Q100	0.140 / 30 mins

Outlet flows from the pre-development scenario have been provided in Table 4 below.

Table 4 – Summary of Pre-development Outlet Flows

Link	Depth (m)			Vel (m/s)			Flow (m ³ /s)		
	Q2	Q20	Q100	Q2	Q20	Q100	Q2	Q20	Q100
LE1 1	0.011	0.011	0.023	0.263	0.270	0.496	0.014	0.014	0.059
LE2 2	0.019	0.019	0.047	0.159	0.164	0.324	0.014	0.015	0.075

5.2 Post-developed Catchment Runoff and Flows

The proposed development layout plan was used to define the infiltration parameters for the post developed scenario. The post-developed catchment plan has been detailed in **Appendix F**. The infiltration parameters used for the post-development catchment areas include:

- 4340m² Pervious (2% Impervious)
- 1769m² Impervious (100% Impervious)

The following assumptions have been made with regards to the development layout:

- All catchment land use types have been modelled as per the proposed development layout plan. Any significant alterations to the development layout will require a review of this report.
- Fraction impervious ratios relevant to each land use are considered a 'worst case' scenario for runoff flows.

Post-developed catchment flows are summarised in **Error! Reference source not found.5**.

Table 5 – Post-developed Catchment Flows

Area (Ha)	Flow (m ³ /s) / Critical Storm Duration (mins)
6.11 Ha	
Q2	0.078 / 30 mins
Q20	0.134 / 10 mins
Q100	0.202 / 30 mins

Catchment areas for both the pre-developed and post-developed scenarios are essentially the same. In general, post-developed stormwater runoffs increase due to the larger impervious area that arises from the construction of the development.

6. STORMWATER QUANTITY MANAGEMENT

6.1 Attenuation of Discharge

Generally, it is a requirement to provide storage detention to attenuate the increase in flows from a developed catchment to ensure there are no adverse impacts on downstream waterways. Mitigation is generally achieved with the provision of storage detention of some form with associated outlet pipe which stores a sufficient volume of water to control the flow rate released to the downstream drainage system. This has the effect of flattening and elongating the outlet flow hydrograph which subsequently reduces the peak outlet flow at the critical time of concentration.

Modelling was undertaken for the site to assess the flows and water levels at the legal point of discharge (LDP) to ensure outlet flows have been mitigated to achieve 'no worsening' as per QUDM requirements. The provision of detention will be required for attenuation.

6.2 Detention Storage

6.2.1 Post-developed Scenario / Attenuation

Pre-developed and post-developed modelling was undertaken for the evaluation of outlet flows to determine the quantity of storage required to sufficiently mitigate the increased flows generated by the development. Sufficient mitigation has been achieved with the provision of detention storage within the proposed landscaped area. The proposed stormwater infrastructure has been detailed in **Appendix G**. The detention storage results are summarised in Table 6.

Table 6 – Storage Modelling Results

Node	Storm	Invert	Max. Vol. (m ³)	Max. WSL (m AHD)	Max. Depth (m)
D3 3	Q2 30min	106.784	20.661	107.019	0.235
	Q20 10min		23.526	107.047	0.263
	Q100 30min		36.102	107.170	0.387

6.3 Outlet Flows

Flows from the developed catchments are conveyed via the proposed stormwater infrastructure and detention storage devices which then outlet to the LDP. Pre-development and post-development outlet flows are summarised in Table 7.



Table 7 – Summary of Pre vs Post Development Outlet Flows

Modelling Scenario	Link	Max Flow (m3/s)		
		Q2	Q10	Q100
Pre-developed	LE1 1	0.014	0.014	0.059
	LE2 2	0.014	0.014	0.075
	Total	0.028	0.028	0.134
Post-developed	LD4 1	0.011	0.011	0.060
	LD1 6 O	0.000	0.000	0.042
	LD1 6 P	0.017	0.018	0.024
	Total	0.028	0.029	0.126
Difference		0.000	0.001	-0.008

6.4 Impact on Downstream Infrastructure

As the post-development flows are being mitigated to that of the pre-developed scenario, it is concluded that there will be no adverse impact on downstream infrastructure or property.

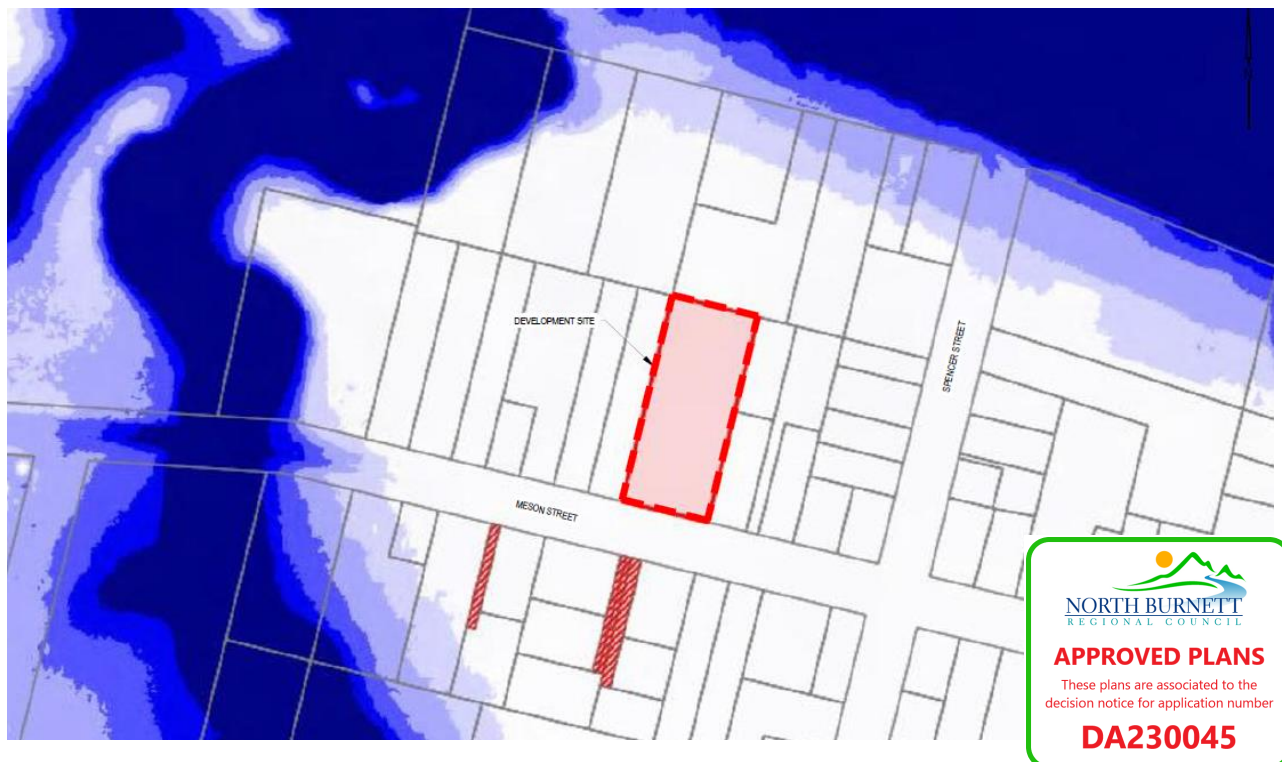
6.5 Stormwater Infrastructure Layout

A preliminary layout plan has been provided in **Appendix G** for the preliminary location of the proposed Stormwater infrastructure required to comply with Councils development guidelines.

6.6 NBRC Flood Overlay

Figure 1 below shows an extract from North Burnett Regional Council Flood Overlay Mapping and the site is not within the Flood overlay zone.

Figure 1 – NBRC Flood Overlay



7. WATER QUALITY MANAGEMENT

The town of Gayndah has a population of 1,981 inhabitants according to the 2016 census.

Thereby in accordance with Table B of Appendix 2 of the State Planning Policy 2017, the applicant is not required to comply with post construction phase stormwater quality management objectives since the population of Gayndah is less than 25,000. However, the applicant is required to demonstrate some water quality measures are undertaken which has been accomplished as the detention area in the proposed landscaping area which will provide some water quality treatment.



8. CONCLUSIONS

The intention of this Report is to provide advice on the size of stormwater quantity infrastructure for the development to ensure compliance with Councils Stormwater development objectives.

A runoff routing model was developed using XP Storm for the pre and post development cases. The modelling analysis shows no increases in outlet flows therefore the proposed detention is sufficient for mitigation of post developed flows.

Sizing of the following infrastructure has been undertaken in the XP Storm model to manage flows from the site:

- Landscaped Detention Storage Area – Min Volume 36.1m³
- Trench Grate across driveway – 300mm Width x 150mm Depth
- Internal drainage system as shown in attached Appendices.

The XP Storm modelling undertaken for the development site has provided satisfactory evidence that the post developed flows from the proposed development site can be successfully managed.

Refer to **Appendix G** for stormwater requirements for the proposed development.



Appendix A

Development Location





LOCALITY PLAN
SCALE - 1:2,000



REV	DESCRIPTION	APPD	DATE
A	FOR COMMENTS	BC	20/07/23

DESIGNED	B CHEESMAN
DRAWN	B CHEESMAN
CHECKED	K MACREADY
APPROVED	K MACREADY

CLIENT	IWC		
RPEQ No.	7772	DATE	JULY 2023



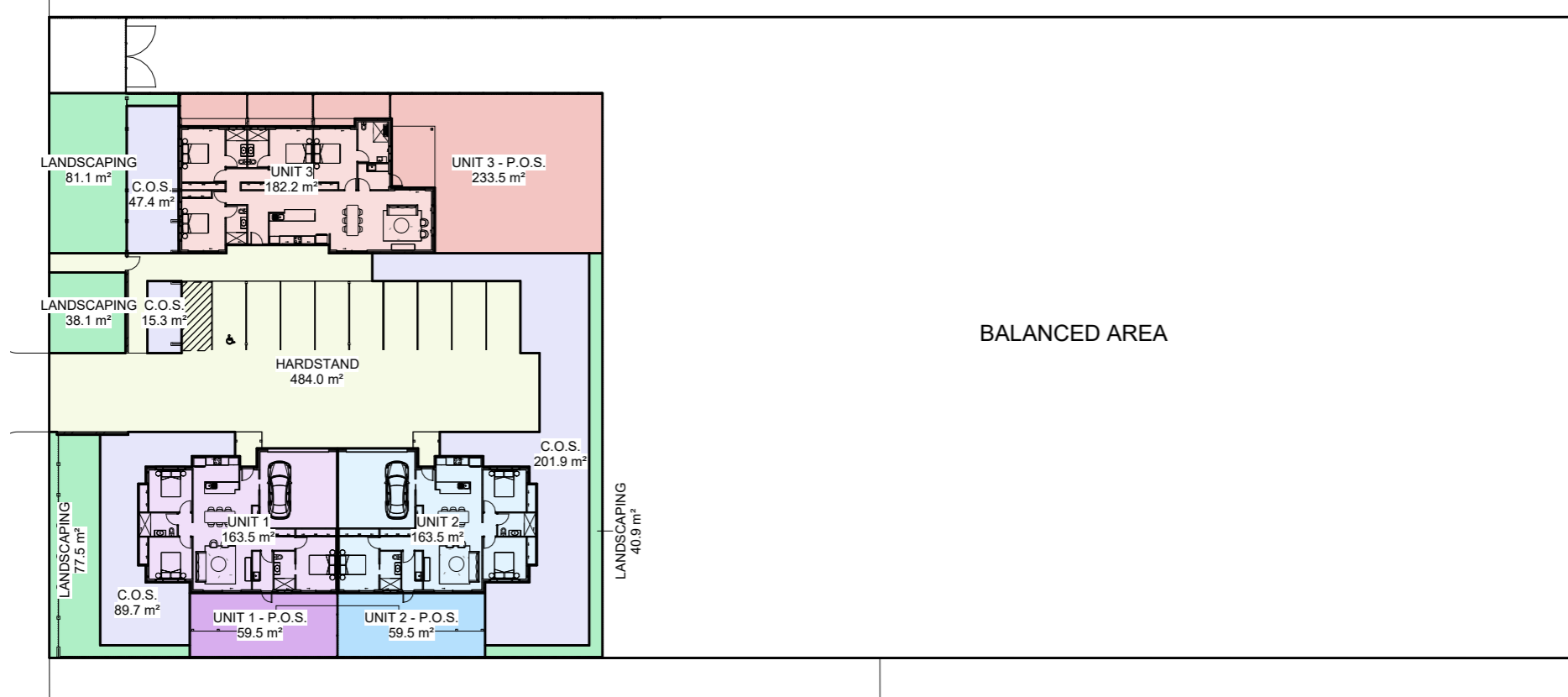
PROJECT	PROPOSED CLINICIANS HOUSING 94 MESON STREET, GAYNDAH STORMWATER MANAGEMENT PLAN SITE LOCALITY PLAN
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ENGINEERS PLUS REFERENCE No.	23338
DRAWING No.	23338 SMP01
REVISION	A

Appendix B

Layout Plan

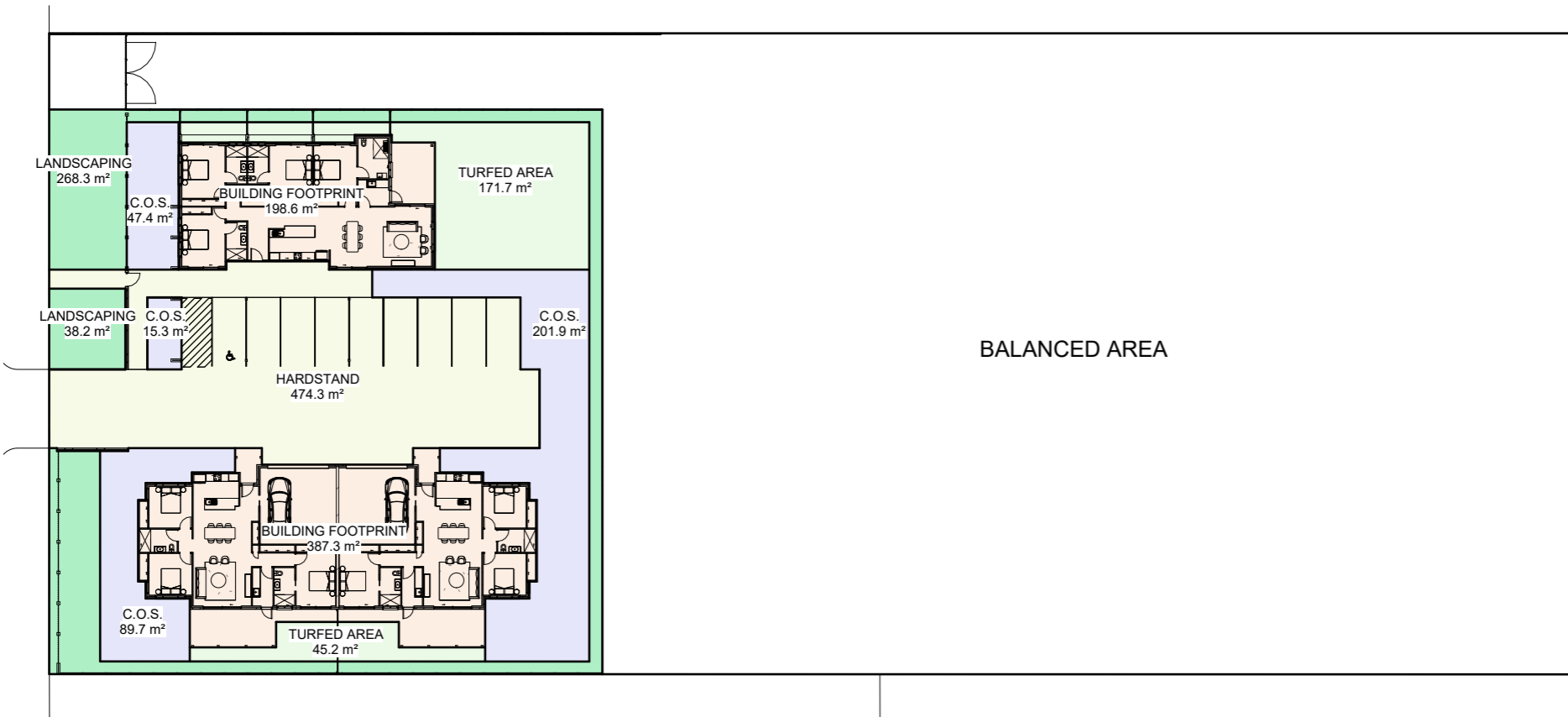




- C.O.S.
- FUTURE LOT RECONFIGURATION
- HARDSTAND
- LANDSCAPING
- TURFED AREA
- UNIT 1
- UNIT 1 - P.O.S.
- UNIT 2
- UNIT 2 - P.O.S.
- UNIT 3
- UNIT 3 - P.O.S.

AREA SCHEDULE 1

NAME	AREA	PERCENTAGE
C.O.S.	354 m ²	18%
HARDSTAND	484 m ²	25%
LANDSCAPING	238 m ²	12%
UNIT 1	164 m ²	8%
UNIT 1 - P.O.S.	59 m ²	3%
UNIT 2	164 m ²	8%
UNIT 2 - P.O.S.	59 m ²	3%
UNIT 3	182 m ²	9%
UNIT 3 - P.O.S.	233 m ²	12%
TOTAL	1938 m²	



- BUILDING FOOTPRINT
- C.O.S.
- HARDSTAND
- LANDSCAPING
- TURFED AREA

AREA SCHEDULE 2

NAME	AREA	PERCENTAGE
BUILDING FOOTPRINT	586 m ²	30%
C.O.S.	354 m ²	18%
HARDSTAND	474 m ²	24%
LANDSCAPING	307 m ²	16%
TURFED AREA	217 m ²	11%
TOTAL	1938 m²	



 <p>Architect TOMAS O'MALLEY ARCHITECT Level 1, 7 Barolin Street Bundaberg, QLD 4670 t 07 41536420 e info@to-architect.com.au ABN 96 632 830 954</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Aprv</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>27.06.2023</td> <td>Update For Approval 2023</td> <td>CDC</td> <td></td> </tr> <tr> <td>1</td> <td>08.06.2022</td> <td>For Approval</td> <td>DB</td> <td></td> </tr> </tbody> </table>	No	Date	Description	Drawn	Aprv	2	27.06.2023	Update For Approval 2023	CDC		1	08.06.2022	For Approval	DB		<p>Client IWC Ltd</p>	<p>Builder WKProjects</p> <p>Project Address 94 Meson Street Gayndah, Q 4625</p>	<p>Project IWC PHC Clinicians Housing Gayndah</p> <p>Proj. No. 22042</p>	<p>Drawing Title AREA PLANS</p> <p>Drawing Status FOR APPROVAL</p>	<p>Scale 1 : 500</p> <p>Drawing No. A1200</p> <p>Issue 2</p>
	No	Date	Description	Drawn	Aprv																
2	27.06.2023	Update For Approval 2023	CDC																		
1	08.06.2022	For Approval	DB																		
<p>PLOT DATE & TIME: 27/06/2023 9:56:28 AM</p>																					

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C:\Users\Work\Tomas O'Malley\Architect\Projects - Documents\22042 - Gayndah IWC - Accom\03 - BIM\22042 - Gayndah IWC
 REF:
 Author
 PLOTTED & CHECKED BY:
 27/06/2023 9:56:28 AM

Appendix C

EXISTING FEATURES PLAN

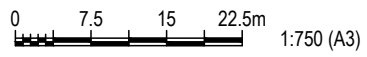


LEGEND

- EOH — PP EXISTING OVERHEAD ELECTRICITY
- EUG — PP EXISTING UNDERGROUND ELECTRICITY
- T — PP EXISTING TELECOMMUNICATIONS
- OF — PP EXISTING OPTIC FIBRE
- G — PP EXISTING GAS
- W — PP EXISTING WATER
- WS — PP EXISTING WATER SERVICE
- S — PP EXISTING SEWER
- SRM EXISTING SEWER RISING MAIN
- SD EXISTING STORMWATER DRAINAGE
- K&C EXISTING KERB AND CHANNEL
- RCL EXISTING ROAD CENTRELINE
- B EXISTING BUILDING
- F EXISTING FENCE
- EXISTING CONCRETE
- ⊕ EXISTING SIGN
- ⊗ EXISTING TREE / VEGETATION
- X — EXISTING TO BE REMOVED
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING TABLE DRAIN
- EXISTING PROPERTY BOUNDARY
- EXISTING EDGE OF BITUMEN
- EXISTING EDGE OF GRAVEL FORMATION
- EXISTING ROAD LINEMARKING
- EXISTING LAKE
- 24.0 EXISTING SURFACE (0.20m INTERVALS)



EXISTING FEATURES PLAN



REV	DESCRIPTION	APPD	DATE
A	FOR COMMENTS	BC	20/07/23

DESIGNED	B CHEESMAN	CLIENT	IWC	
DRAWN	B CHEESMAN			
CHECKED	K MACREADY			
APPROVED	K MACREADY	RPEQ No.	7772	DATE JULY 2023



PROJECT	PROPOSED CLINICIANS HOUSING 94 MESON STREET, GAYNDAH STORMWATER MANAGEMENT PLAN EXISTING FEATURES
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ENGINEERS PLUS REFERENCE No.	23338
DRAWING No.	23338 SMP02
REVISION	A

Appendix D

XP Storm Model Output – Pre-Development



Figure 2 – Pre Development Outlet Hydrograph - Link “LE1 1”

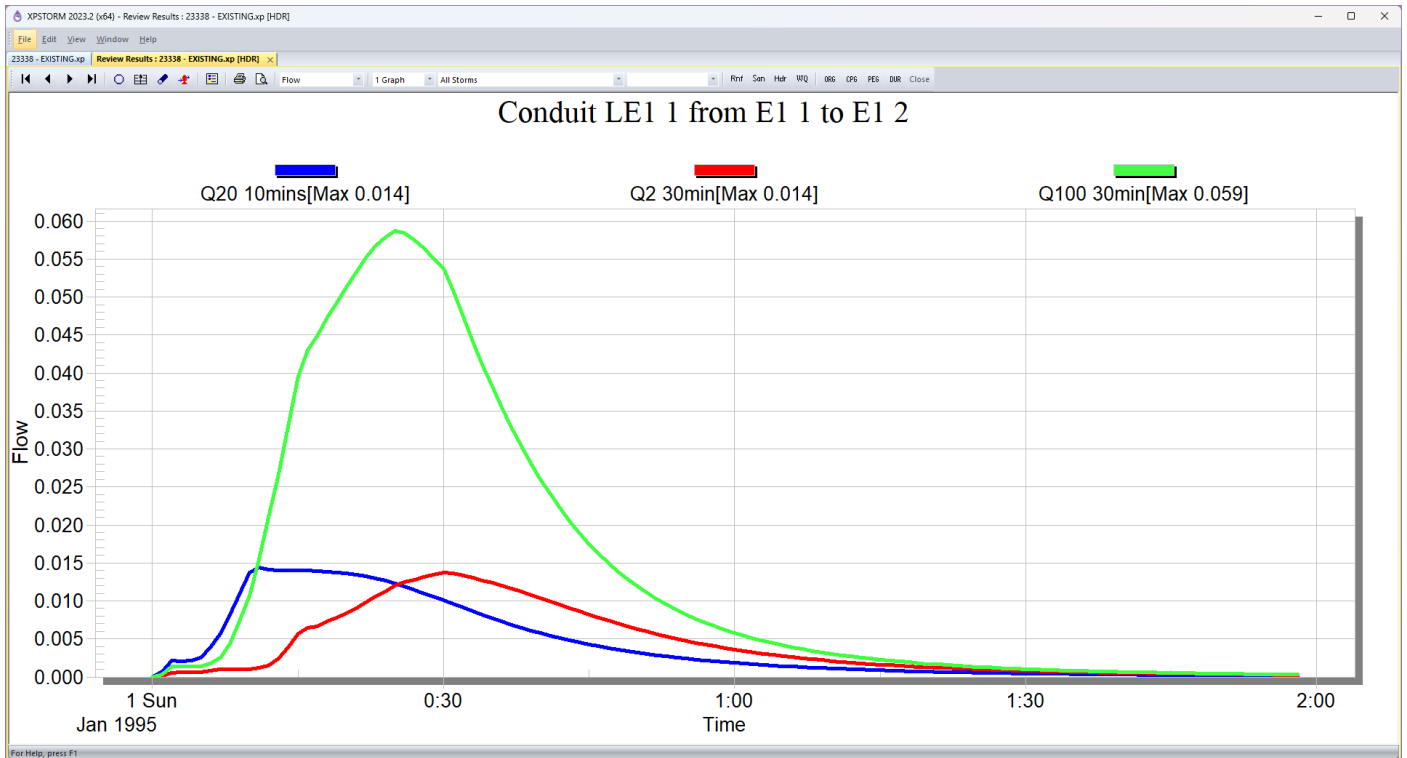


Figure 3 – Pre Development Outlet Hydrograph - Link “LE2 2”

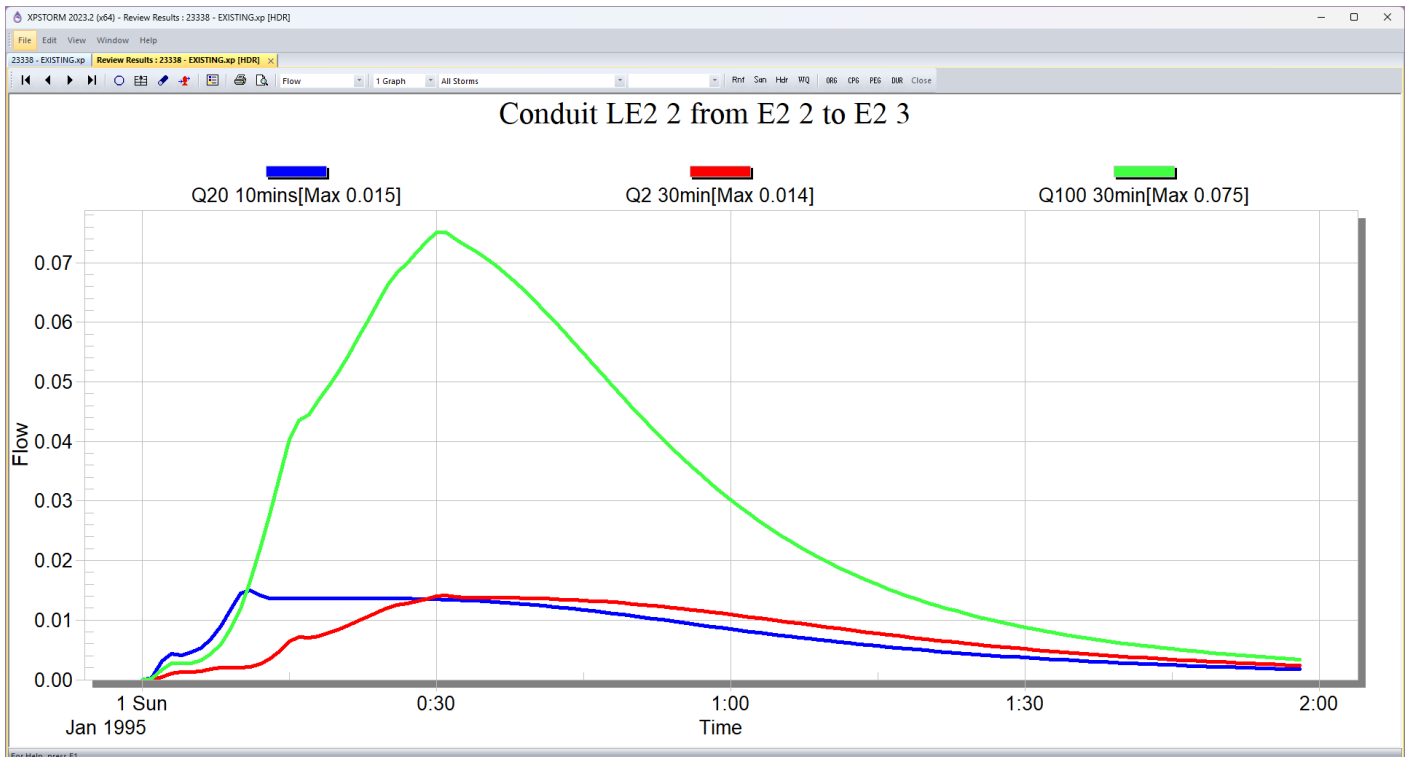


Table 8 – Pre Development Catchment Flows

Name	Land use	Sub Catchment No.	Area (ha)	Slope (%)	Flow (m3/s)		
					Q2	Q20	Q100
E1 1	Open Space	1	0.196	1.19	0.013	0.014	0.058
E1 1	Impervious	5	0.004	1.19	0.001	0.002	0.003
E2 1	Open Space	1	0.259	0.42	0.008	0.008	0.045
E2 1	Impervious	5	0.005	0.42	0.002	0.003	0.003
E2 2	Open Space	1	0.144	0.42	0.006	0.006	0.029
E2 2	Impervious	5	0.003	0.42	0.001	0.002	0.002
Total					0.031	0.035	0.140

Table 9 – Pre Development Conduit Data

Link	Shape	Length (m)	No. of Cells	Width (m)	Dia / Ht (m)	Slope (%)	"n"	US IL	DS IL
LE1 1	Trapezoidal	5.1	1	5.0	0.300	4.71	0.035	107.140	106.900
LE2 1	Trapezoidal	32.679	1	5.0	0.300	0.55	0.035	106.460	106.280
LE2 2	Trapezoidal	5.592	1	5.0	0.300	0.89	0.035	106.280	106.230

Table 10 – Pre Development Conduit Flows

Link	Flow Depth (m)			Max Velocity (m/s)			Max Flow (m3/s)		
	Q2	Q20	Q100	Q2	Q20	Q100	Q2	Q20	Q100
LE1 1	0.011	0.011	0.023	0.263	0.27	0.496	0.014	0.014	0.059
LE2 1	0.018	0.018	0.047	0.119	0.119	0.23	0.008	0.008	0.045
LE2 2	0.018	0.018	0.047	0.158	0.157	0.323	0.014	0.014	0.075



Appendix E

XP Storm Model Output – Post-Development



Figure 4 – Post Development Outlet Hydrograph - Link “LD1 6”

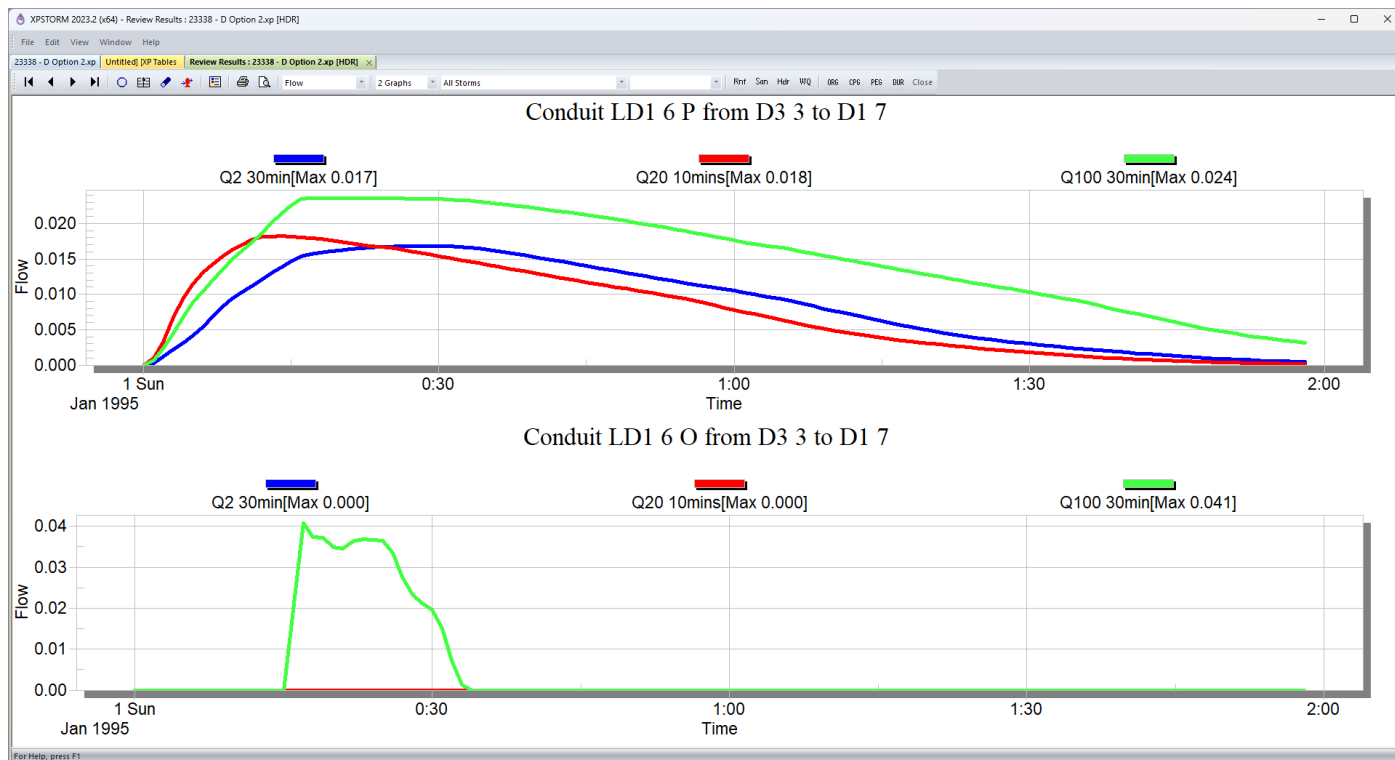


Figure 5 – Post Development Outlet Hydrograph - Link “LD4 1”

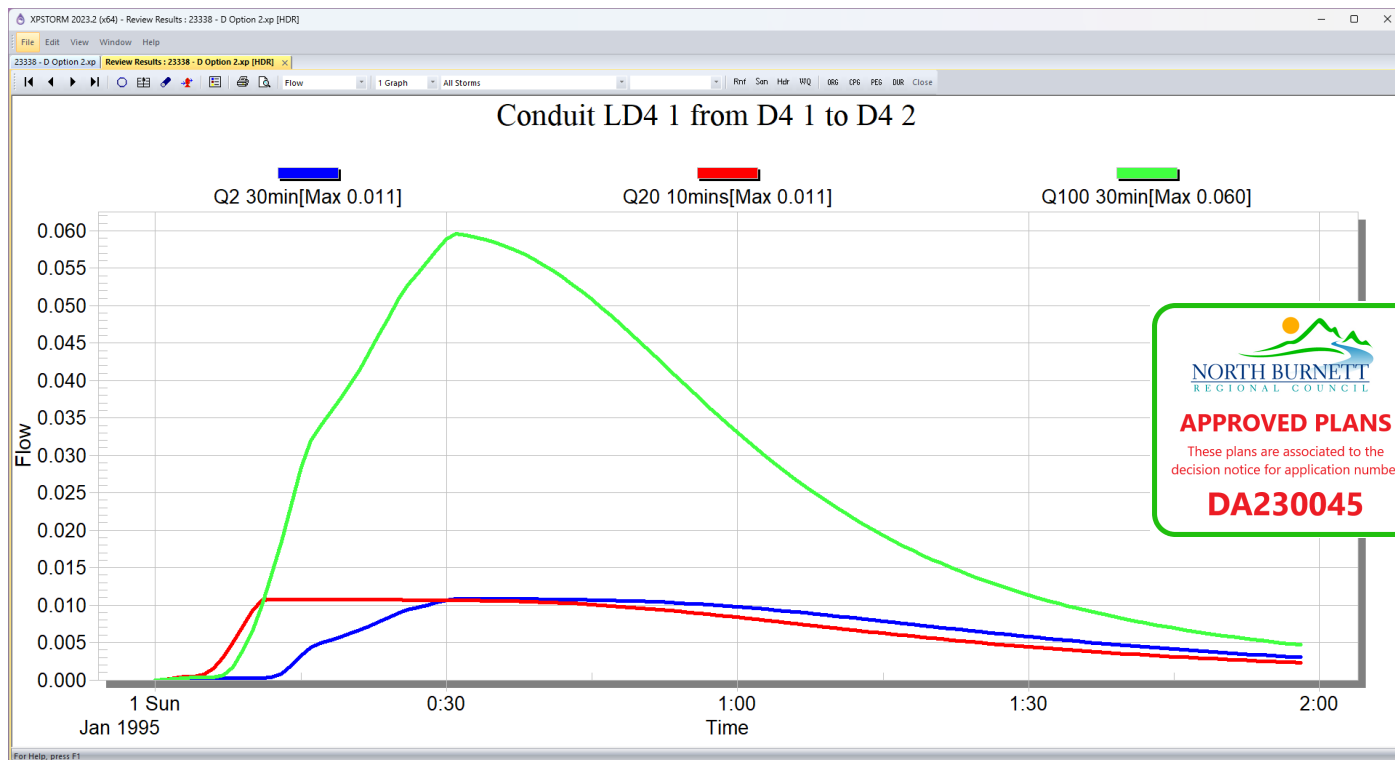


Table 11 – Post Development Catchment Flows

Name	Land use	Sub Catchmen	Area (ha)	Slope (%)	Flow (m ³ /s)		
					Q2	Q20	Q100
D1 1	Impervious	5	0.042	1.19	0.014	0.027	0.028
D1 4	Open Space	1	0.014	1.19	0.002	0.002	0.006
D1 4	Impervious	5	0.001	1.19	0	0.001	0.001
D1 5	Open Space	1	0.004	1.19	0.001	0.001	0.002
D1 5	Impervious	5	0.086	1.19	0.029	0.054	0.058
D2 1	Impervious	5	0.034	1.19	0.012	0.022	0.023
D3 1	Open Space	1	0.011	1.19	0.001	0.002	0.005
D3 1	Impervious	5	0.016	1.19	0.006	0.01	0.011
D3 3	Open Space	1	0.014	1.19	0.002	0.002	0.006
D3 3	Impervious	5	0.001	1.19	0	0.001	0.001
D4 1	Open Space	1	0.387	0.42	0.011	0.011	0.06
D4 1	Impervious	5	0.001	0.42	0	0.001	0.001
Total					0.078	0.134	0.202

Table 12 – Post Development Conduit Data

Link	Shape	Length (m)	No. of Cells	Width (m)	Dia / Ht (m)	Slope (%)	"n"	US IL	DS IL
LD 1 1	Circular	5	1	0.0	0.450	0.40	0.009	109.718	109.698
LD 1 3	Trapezoidal	11	1	5.0	0.200	0.50	0.060	107.116	107.061
LD1 4 O	Trapezoidal	6.2	1	5.0	0.200	0.50	0.014	107.191	107.180
LD1 4 P	Rectangular	6.2	1	0.3	0.150	0.50	0.009	107.061	107.030
LD1 5	Trapezoidal	1	1	6.2	0.300	9.50	0.060	106.879	106.784
LD1 6 O	Trapezoidal	4.5	1	12.0	0.020	5.33	0.035	107.160	106.920
LD1 6 P	Circular	4.5	2	0.0	0.090	0.30	0.009	106.784	106.770
LD2 1	Circular	5	1	0.0	0.450	0.40	0.009	109.722	109.703
LD2 2 O	Trapezoidal	3	1	5.0	0.200	0.33	0.035	107.174	107.163
LD2 2 P	Circular	3	1	0.0	0.225	0.50	0.009	106.924	106.909
LD2 3	Trapezoidal	6	1	5.0	0.250	0.50	0.060	106.909	106.879
LD3 2	Trapezoidal	6	1	5.0	0.200	0.50	0.060	106.814	106.784
LD3 2 O	Trapezoidal	3	1	5.0	0.200	0.33	0.035	107.361	107.351
LD3 2 P	Circular	3	2	0.0	0.225	0.50	0.009	107.131	107.116
LD4 1	Trapezoidal	5.592	1	5.0	0.300	0.89	0.035	106.280	106.230
LD5 1 O	Trapezoidal	3	1	6.0	0.300	0.50	0.035	107.205	107.190
LD5 1 P	Circular	3	1	0.0	0.090	0.50	0.009	106.829	106.814



Table 13 – Post Development Conduit Flows

Link	Flow Depth (m)			Max Velocity (m/s)			Max Flow (m³/s)		
	Q2	Q20	Q100	Q2	Q20	Q100	Q2	Q20	Q100
LD 1 1	0.072	0.098	0.101	0.885	1.076	1.081	0.014	0.027	0.028
LD 1 3	0.062	0.079	0.121	0.084	0.115	0.097	0.014	0.021	0.026
LD1 4 O	0	0	0	0	0	0	0	0	0
LD1 4 P	0.062	0.079	0.141	0.756	0.83	0.918	0.014	0.019	0.028
LD1 5	0.235	0.264	0.387	0.243	0.394	0.322	0.044	0.075	0.082
LD1 6 O	0	0	0.011	0	0	0.321	0	0	0.042
LD1 6 P	0.235	0.264	0.387	1.31	1.417	1.82	0.017	0.018	0.024
LD2 1	0.077	0.106	0.111	0.656	0.76	0.772	0.012	0.021	0.023
LD2 2 O	0	0	0.007	0	0	0.032	0	0	0
LD2 2 P	0.114	0.197	0.262	0.71	0.776	0.808	0.012	0.022	0.022
LD2 3	0.139	0.169	0.292	0.086	0.119	0.1	0.009	0.02	0.014
LD3 2	0.235	0.264	0.387	0.029	-0.031	-0.026	0.003	-0.006	0.01
LD3 2 O	0	0	0	0	0	0	0	0	0
LD3 2 P	0.087	0.146	0.121	0.618	0.707	0.755	0.014	0.027	0.028
LD4 1	0.016	0.016	0.041	0.142	0.142	0.293	0.011	0.011	0.06
LD5 1 O	0	0	0.014	0	0	0.111	0	0	0.009
LD5 1 P	0.207	0.301	0.39	0.863	1.537	1.527	0.006	0.009	0.01






Appendix F


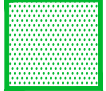
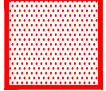



Catchment Plans

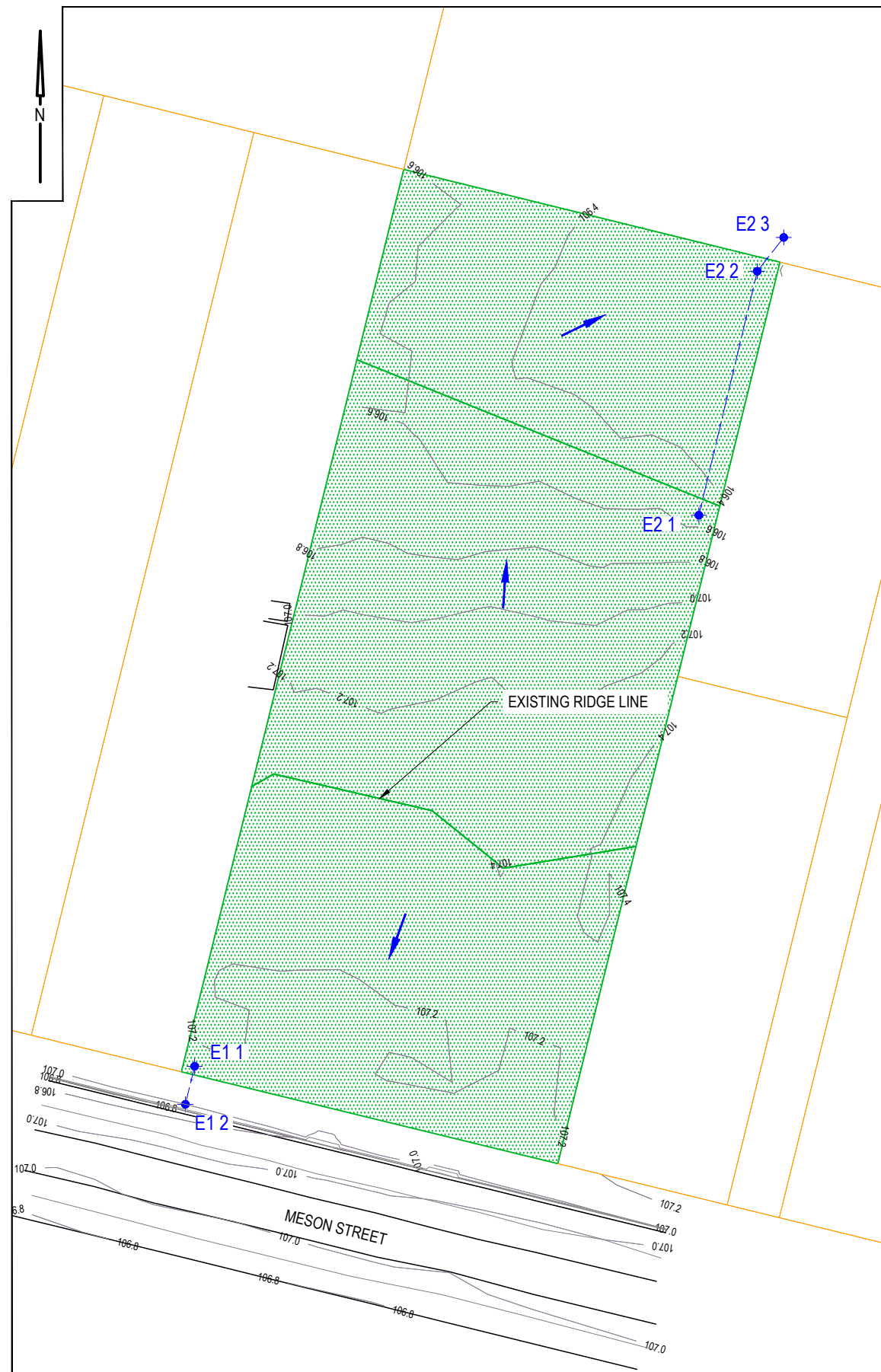


LEGEND - PRE DEVELOPED

-  SITE CATCHMENT PRE DEVELOPED PERVIOUS (2% IMP.)
-  PRE DEVELOPED NODE
-  PRE DEVELOPED LINK

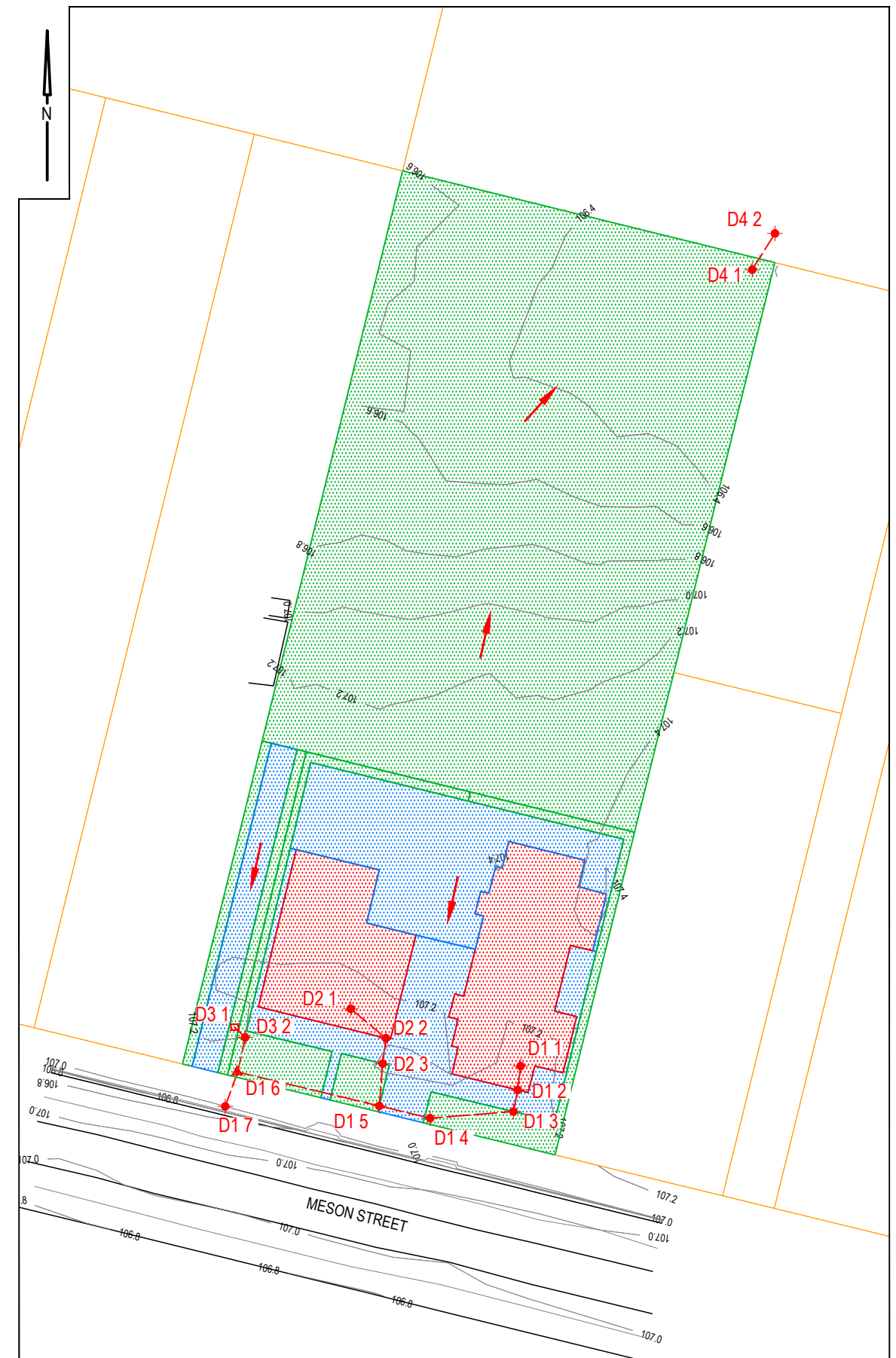
LEGEND - POST DEVELOPED

-  SITE CATCHMENT POST DEVELOPED IMPERVIOUS (100% IMP.)
-  SITE CATCHMENT POST DEVELOPED PERVIOUS (2% IMP.)
-  SITE CATCHMENT POST DEVELOPED ROOF AREA (100% IMP.)
-  POST DEVELOPED NODE
-  POST DEVELOPED LINK
-  STORAGE NODE



PRE-DEVELOPED CATCHMENT PLAN

0 7.5 15 22.5m 1:750 (A3)



POST-DEVELOPED CATCHMENT PLAN

0 7.5 15 22.5m 1:750 (A3)

REV	DESCRIPTION	APPD	DATE
A	FOR COMMENTS	BC	20/07/23

DESIGNED	B CHEESMAN	CLIENT	IWC	
DRAWN	B CHEESMAN			
CHECKED	K MACREADY			
APPROVED	K MACREADY	RPEQ No.	7772	DATE JULY 2023



PROJECT	PROPOSED CLINICIANS HOUSING 94 MESON STREET, GAYNDAH STORMWATER MANAGEMENT PLAN CATCHMENT PLANS
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ENGINEERS PLUS REFERENCE No.	23338	REVISION	A
DRAWING No.	A3 23338 SMP03		

Appendix G

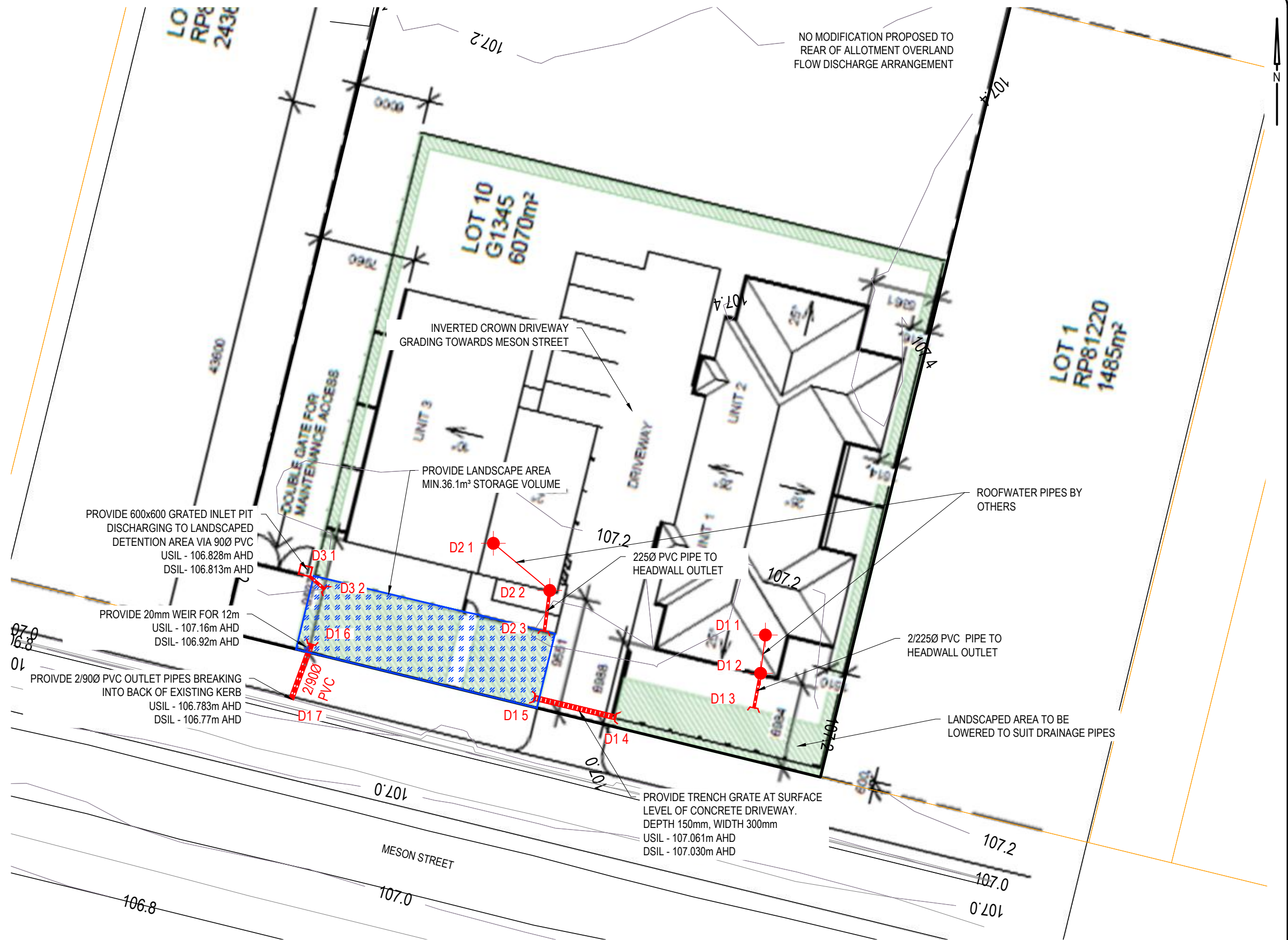
Preliminary Stormwater Infrastructure Layout Plan



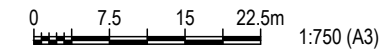
LEGEND

- NAME ● DRAINAGE NODE
- NAME ▲ STORAGE NODE
- 600 SQ. GRATE INLET
- DRAINAGE LINK
- { HEADWALL
- DETENTION STORAGE AREA

NOTES:
 LANDSCAPED DETENTION AREA (D1 6) TO BE FREE DRAINING. PROPOSED ROOF AND UNDERGROUND DRAINAGE TO BE INCORPORATED INTO NEW DRAINAGE SYSTEM TO SUIT.



PROPOSED INFRASTRUCTURE PLAN
 SCALE - 1:750



REV	DESCRIPTION	APPD	DATE
A	FOR COMMENTS	BC	20/07/23

DESIGNED	B CHEESMAN	CLIENT	IWC
DRAWN	B CHEESMAN		
CHECKED	K MACREADY		
APPROVED	K MACREADY	RPEQ No.	7772
		DATE	JULY 2023



PROJECT	PROPOSED CLINICIANS HOUSING 94 MESON STREET, GAYNDAH STORMWATER MANAGEMENT PLAN INFRASTRUCTURE PLAN
---------	--

ENGINEERS PLUS REFERENCE No.	23338
DRAWING No.	REVISION
A3	A
23338 SMP04	

Attachment 3 – Appeal Rights Planning Act 2016

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Please refer to attached document or

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6>

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>