

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
 These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/133-2022
Dated: 31 January 2023

01 SITE PLAN
 TP03 1 : 500



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 ARCHITECT OR BUILDING DESIGNER

PROJECT/
 ROCKHAMPTON MIXED USE
 113 EAST STREET, ROCKHAMPTON QLD 4700

DRAWING/
 SITE PLAN

SCALE ON A3/
 1 : 500
 DRAWN MA CHECKED AP
TOWN PLANNING

DATE/
 14.09.2022
 PROJ NO/
 AMC 06.21-22/04
 DRAWING NO/
 TP03 REV.

EXISTING AWNING TO BE DEMOLISHED & NEW AWNING PROPOSED AS PART OF WORKS

EXISTING 2 STOREY BRICK BUILDING TO BE COMPLETELY DEMOLISHED TO MAKE WAY FOR NEW DEVELOPMENT

EAST STREET

QUAY LANE

TP06 01

TP06 02

AWNING ABOVE

EXISTING GROUND FLOOR
RETAIL PHARMACY
GROSS FLOOR AREA
701.318m²

LP R2648
LOT NO. 4
507.97m²

LP R605079
LOT NO. 1
230.95m²

02
TP11

03
TP10

01 EXISTING GROUND FLOOR
TP05 1 : 200

EAST STREET

QUAY LANE

TP11 01
TP06 01

TP11 01
TP06 02

AWNING

EXISTING FIRST FLOOR
OFFICE AREA
GROSS FLOOR AREA
701.318m²

LP R2648
LOT NO. 4
507.97m²

LP R605079
LOT NO. 1
230.95m²

02
TP11

02
TP11

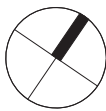
02 EXISTING FIRST FLOOR
TP05 1 : 200

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6 ALBERT ST, PRESTON, VIC. 3072
P. 03 9462 9111



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PROJECT
ROCKHAMPTON MIXED USE
113 EAST STREET, ROCKHAMPTON QLD 4700

DRAWING/
EXISTING CONDITIONS

SCALE ON A3/	DATE/
1 : 200	14.09.2022
DRAWN MA	CHECKED AP
PROJECT NO/	REV.
AMC 06.21-22/04	
TOWN PLANNING	DRAWING NO/
	TP05

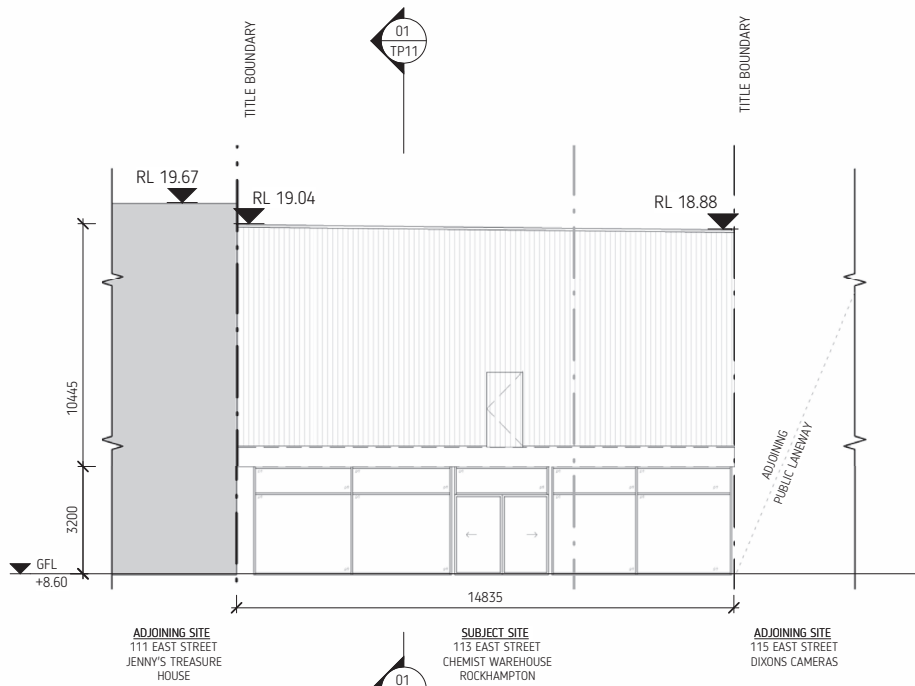
ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

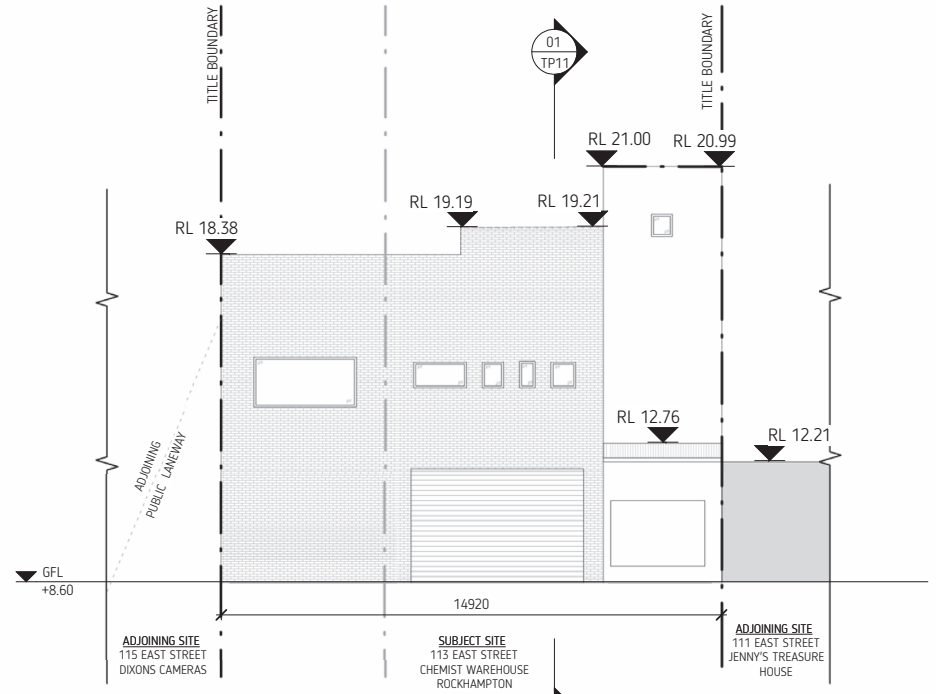
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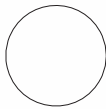
01 EXISTING EAST ST ELEVATION
TP06 1 : 150



02 EXISTING QUAY LN ELEVATION
TP06 1 : 150



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PROJECT/
ROCKHAMPTON MIXED USE
113 EAST STREET, ROCKHAMPTON QLD 4700

DRAWING/
EXISTING ELEVATIONS

SCALE ON A3/
1 : 150
DRAWN MA
CHECKED AP

DATE/
14.09.2022
PROJ NO/
AMC 06.21-22/04

TOWN
PLANNING

DRAWING NO/
TP06 REV.

Reference: 2103-28lt01

Date: 06/09/2022

Chemist Warehouse

ATT: Mitchell Ashby

Via Email: mitchell.ashby@amscon.com.au

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To Whom It May Concern:

Re: Dilapidated Building – Chemist Warehouse No. 113 East Street, Rockhampton.

A representative of our office completed a visual condition assessment inspection of the above building on Friday 16 April 2021. The key findings of this inspection are included within the structural report Reference No. 2103-28rp01 28/04/2021, prepared by this office.

In summary, the existing building was in an extremely dilapidated state. Notable building damage included:

- Severe foundation subsidence resulting in crack widths of approximately 50mm to the external masonry walls.
- Structurally unsound cantilevered steel awnings to the building facade, spanning over public pedestrian foot traffic.
- Deviation of up to 100mm within the first-floor frame structure.
- Water ingress to the upper roof structure.
- Severe sagging of plaster ceiling linings considered to be high-risk of collapse.

To stabilise the existing foundations to an acceptable level, deep piling / underpinning of the existing footings founding through the underlying river /marine clays and into bedrock would be necessary, requiring large machinery for installation. Due to the existing adjoining building to the North, and the new development to the southern boundary, suitable access for such machinery is not available, and foundation stabilisation through means of deep piling is not feasible.

From our review, it is the opinion of this office that the building is structurally unsound and is incapable of reasonably being made structurally sound in terms of the financial cost of the required works.

Should you require further information, please contact the undersigned.

Yours faithfully,



Scott Fairley

B.Eng. (Civil), RPEQ 8423,

BLA Registration No. PE0003890