



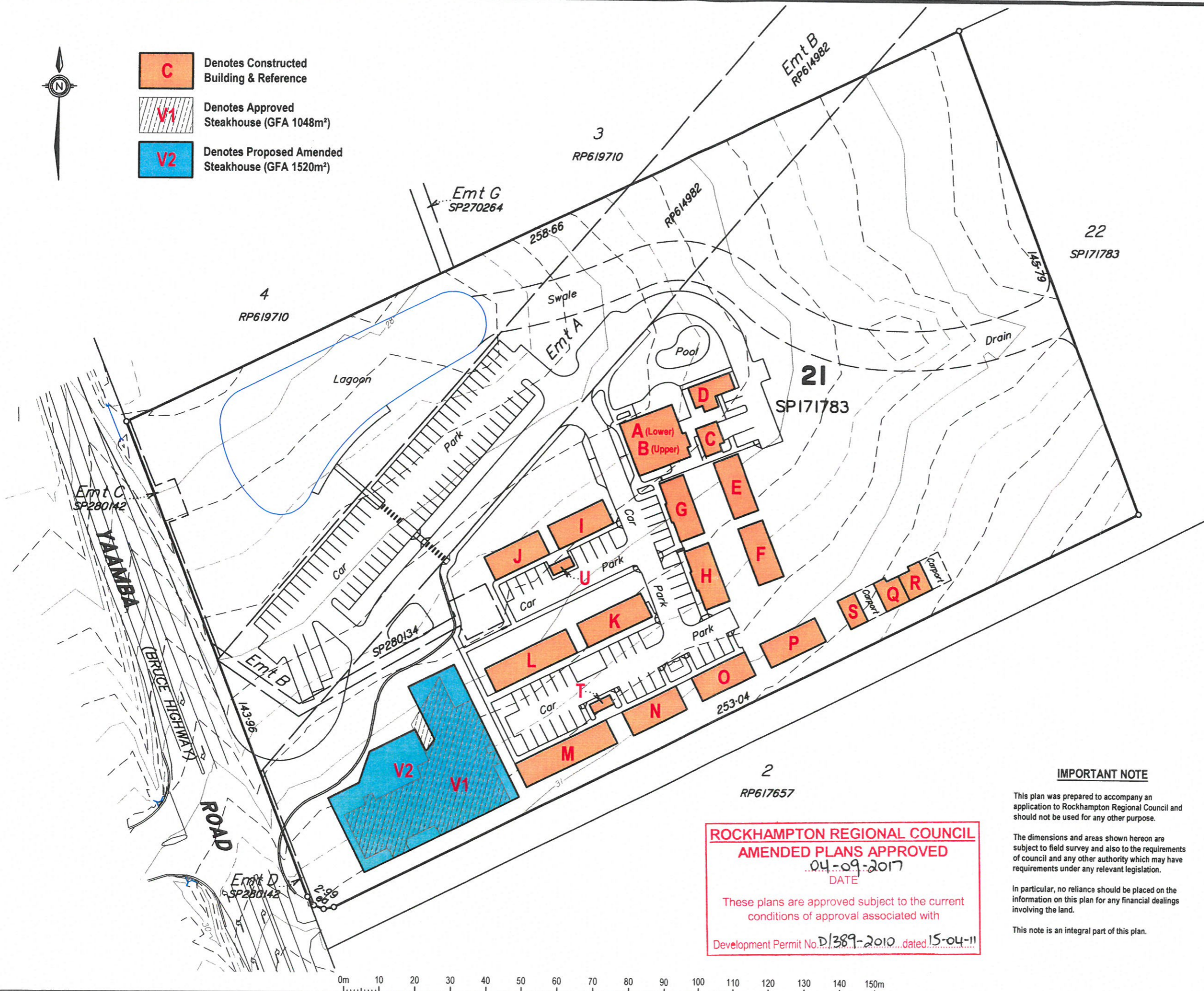
Denotes Constructed Building & Reference



Denotes Approved Steakhouse (GFA 1048m<sup>2</sup>)



Denotes Proposed Amended Steakhouse (GFA 1520m<sup>2</sup>)



GFA SUMMARY			
BLDG	TYPE	STATUS	GFA
A	Reception	Constructed	251m <sup>2</sup>
B	Residence	Constructed	110m <sup>2</sup>
C	Storage	Constructed	51m <sup>2</sup>
D	Gym	Constructed	78m <sup>2</sup>
E	Motel	Constructed	125m <sup>2</sup>
F	Motel	Constructed	125m <sup>2</sup>
G	Motel	Constructed	132m <sup>2</sup>
H	Motel	Constructed	132m <sup>2</sup>
I	Motel	Constructed	125m <sup>2</sup>
J	Motel	Constructed	125m <sup>2</sup>
K	Motel	Constructed	146m <sup>2</sup>
L	Motel	Constructed	188m <sup>2</sup>
M	Motel	Constructed	210m <sup>2</sup>
N	Motel	Constructed	125m <sup>2</sup>
O	Motel	Constructed	125m <sup>2</sup>
P	Motel	Constructed	126m <sup>2</sup>
Q	Motel	Constructed	60m <sup>2</sup>
R	Motel	Constructed	60m <sup>2</sup>
S	Storage	Constructed	48m <sup>2</sup>
T	Storage	Constructed	18m <sup>2</sup>
U	Storage	Constructed	18m <sup>2</sup>
TOTAL CONSTRUCTED GFA			2378m <sup>2</sup>
V1	Steakhouse	Approved	1048m <sup>2</sup>
TOTAL APPROVED GFA			3426m <sup>2</sup>
V2	Steakhouse	Proposed	1520m <sup>2</sup>
TOTAL AMENDED GFA			3898m <sup>2</sup>
PROPOSED ADDITIONAL GFA			472m <sup>2</sup>
% GFA INCREASE			13.78%

client

K & T Holdings Pty Ltd

project

Korte's Resort  
984-986 Yaamba Road,  
Parkhurst

plan of

Concept Plan  
Proposed GFA Amendment

rp

Lot 21 on SP171783

lga

Rockhampton Regional Council

rev	date	details	authorised
A	14-03-2017	Initial Issue	RJKF
B	04-09-2017	Proposed Steakhouse GFA area amended	RJKF

created



scale

1:1000 @ A3 AHD 0.25m Contours

sheet no.

1 of 1 5139-01-GFA-B

plan no.

5139-01-GFA

revision

B

#### IMPORTANT NOTE

This plan was prepared to accompany an application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

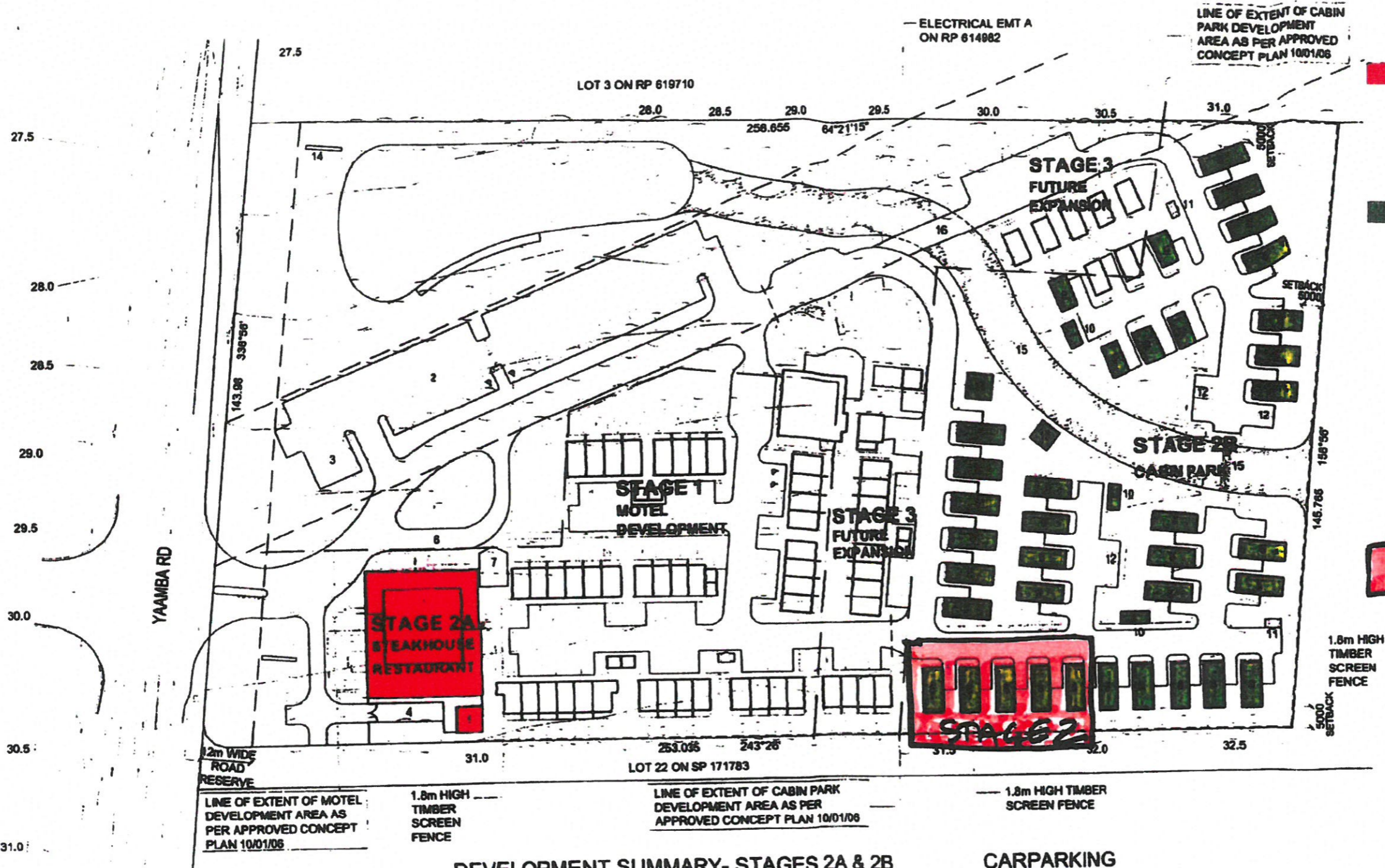
This note is an integral part of this plan.

ROCKHAMPTON REGIONAL COUNCIL  
AMENDED PLANS APPROVED

04-09-2017  
DATE

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

Development Permit No. D/389-2010 dated 15-04-11



**LEGEND**  
**STAGE 2A - STEAKHOUSE RESTAURANT & CARPARK**  
1. STEAKHOUSE RESTAURANT (1 STOREY)  
2. CARPARK  
3. MINI BUS PARKING  
4. SERVICE BAY /LOADING  
5. STORAGE SHED  
6. VISITOR SETDOWN  
7. PLAY AREA  
**STAGE 2B - CABIN PARK**  
8. 2 BEDROOM CABIN ACCOMMODATION WITH TANDEM CAR PARKING  
9. 1 BEDROOM CABIN ACCOMMODATION WITH CARPARK  
10. STORE & LAUNDRY  
11. BIN STORE  
12. VISITOR PARKING  
13. BBQ STRUCTURE  
14. MAINTENANCE STORE (1 STOREY)  
15. PEDESTRIAN FOOT BRIDGE  
16. TRAFFIC BRIDGE- 2 WAY  
  
DRIVEWAY & CARPARKING  
LANDSCAPING  
PEDESTRIAN PATHWAY  
DRY CREEK BED/ STORMWATER DRAINAGE PATH - REFER CIVIL ENG'S & L'SCAPE ARCH. DWGS

**STAGE 2.**  
**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
**TWLS 15/06/2016**  
These plans are approved subject to the current conditions of approval associated with  
Development Permit No D/389-2010 dated 15.04.2011

PROPOSED SITE MASTER PLAN  
SCALE 1:500 @ A1

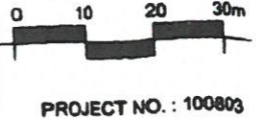
RPD -  
LOT 21 ON  
SP 171783

DEVELOPMENT SUMMARY- STAGES 2A & 2B		
TOTAL SITE AREA	-	38118 sqm (3.812 Ha)
<b>STAGE 2A -STEAKHOUSE RESTAURANT</b>		
STEAKHOUSE RESTAURANT FLOOR AREA	-	780 sqm
STORAGE SHED	-	42 sqm
TOTAL FLOOR AREA	-	822 sqm
SITE COVER	-	2.1%
<b>STAGE 2B -CABIN PARK</b>		
2 BEDROOM CABIN ACCOMMODATION	-	46.5 sqm = 1488 sqm total (32 No.)
1 BEDROOM CABIN ACCOMMODATION	-	31.6 sqm = 158 sqm total (5 No.)
STORE & LAUNDRY	-	15 sqm = 45 sqm total (3 No.)
MAINTENANCE STORE	-	36 sqm
BBQ STRUCTURE	-	25 sqm
TOTAL FLOOR AREA	-	1727 sqm
SITE COVER	-	4.5%

CARPARKING	
<b>STAGE 2A -STEAKHOUSE RESTAURANT</b>	
PARKING REQUIRED	- 1 SPACE PER 15 sqm GFA = 55 TOTAL
PARKING PROVIDED	- 68 SPACES - 3 MINI BUS SPACES
<b>STAGE 2B -CABIN PARK</b>	
PARKING REQUIRED	- 1 SPACE PER CABIN = 37 TOTAL - 1 VISITOR SPACE PER 4 CABINS = 10 TOTAL
PARKING PROVIDED	- 37 SPACES - 10 SPACES
TOTAL PROVIDED	- 47 SPACES

PROPOSED MOTEL & CABIN PARK EXPANSION - STAGE 2A & 2B  
FOR KORTE NOMINEES PTY LTD  
AT 982-996 YAAMBA RD PARKHURST

**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
**20 June 2016**  
**DATE**  
These plans are approved subject to the current conditions of approval associated with  
Development Permit No D/389-2010 Dated 15.04.2011



PROJECT NO.: 100803

6 JUNE 2016

DWG NO: DA01REV D

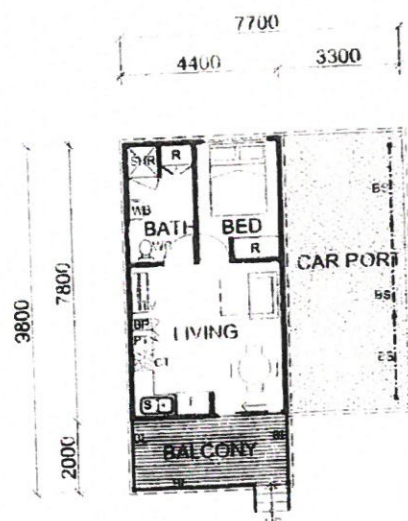
DATE	ISSUE	DESCRIPTION
MAY14	0	REVISED A
MAY18	A	REVISED A
DATE	ISSUE	DESCRIPTION



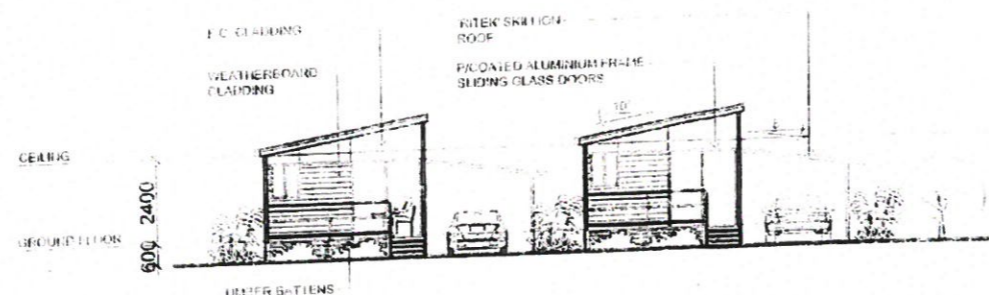
Architecture Interiors  
14 Warren Street West End  
Queensland, Australia 4101  
Tel (07) 346888 or Fax (07) 346888  
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# LEGEND

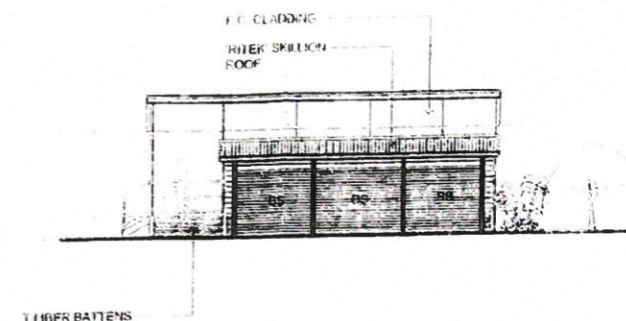
BS	BATTEN SCREEN
BL	BALUSTRADE
BR	BROOM CLIPBOARD
C1	COGNITOR
F	FIDGE
LT	LAUNDRY TUB
PLY	PANTRY
R	ROBE
S	KITCHEN SINK
SR	SHOWER
TV	TELEVISION
WB	WASH BASIN
WC	WATER CLOSET



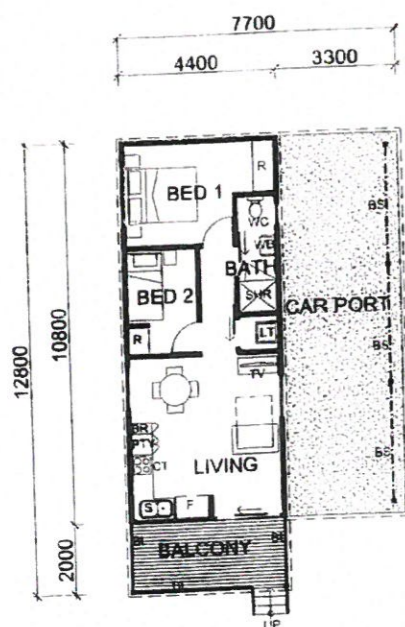
**1 BEDROOM CABIN FLOOR PLAN**  
TYPICAL STANDARD CABIN  
TOTAL FLOOR AREA - 31.5sqm



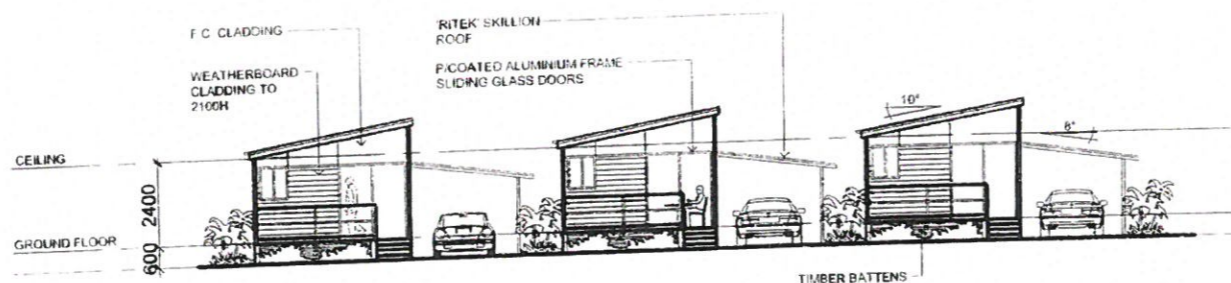
**ELEVATION 01**  
TYPICAL STANDARD 1 BEDROOM CABIN- FRONT ELEVATION



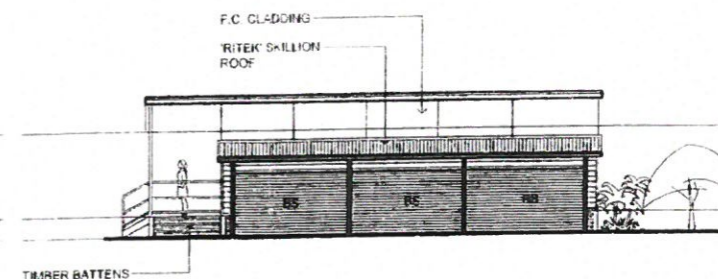
**ELEVATION 02**  
TYPICAL STANDARD 1 BEDROOM CABIN- SIDE ELEVATION



**2 BEDROOM CABIN FLOOR PLAN**  
TYPICAL STANDARD CABIN  
TOTAL FLOOR AREA - 46.5sqm



**ELEVATION 03**  
TYPICAL STANDARD 2 BEDROOM CABIN- FRONT ELEVATION

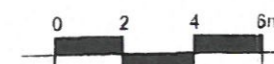


**ELEVATION 04**  
TYPICAL STANDARD 2 BEDROOM CABIN- SIDE ELEVATION

## ROCKHAMPTON REGIONAL COUNCIL

These plans are approved subject to the current conditions of approval associated with Development Permit No. D1389-2010  
Dated: 15 April 2011

**PROPOSED MOTEL & CABIN PARK EXPANSION - STAGE 2**  
**FOR KORTE NOMINEES PTY LTD**  
**AT 982-996 YAAMBA RD PARKHURST**



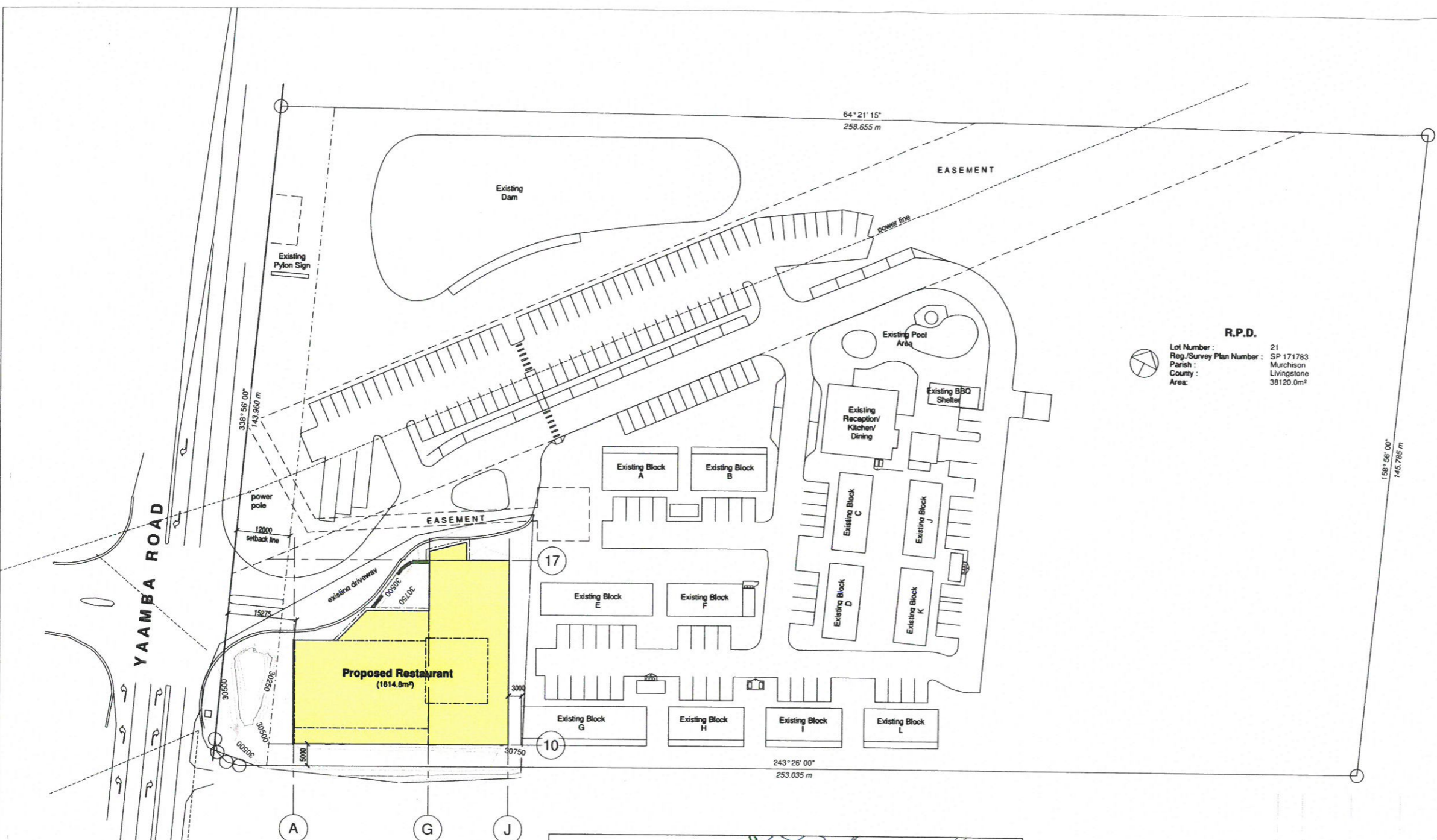
PROJECT NO. : 100803 24 AUG 2010 DWG No: DA02

**ARC 2**

Architecture . Interiors  
14 Horan Street West End  
Queensland, Australia 4101  
Tel (07) 30445000 or Fax (07) 30445400

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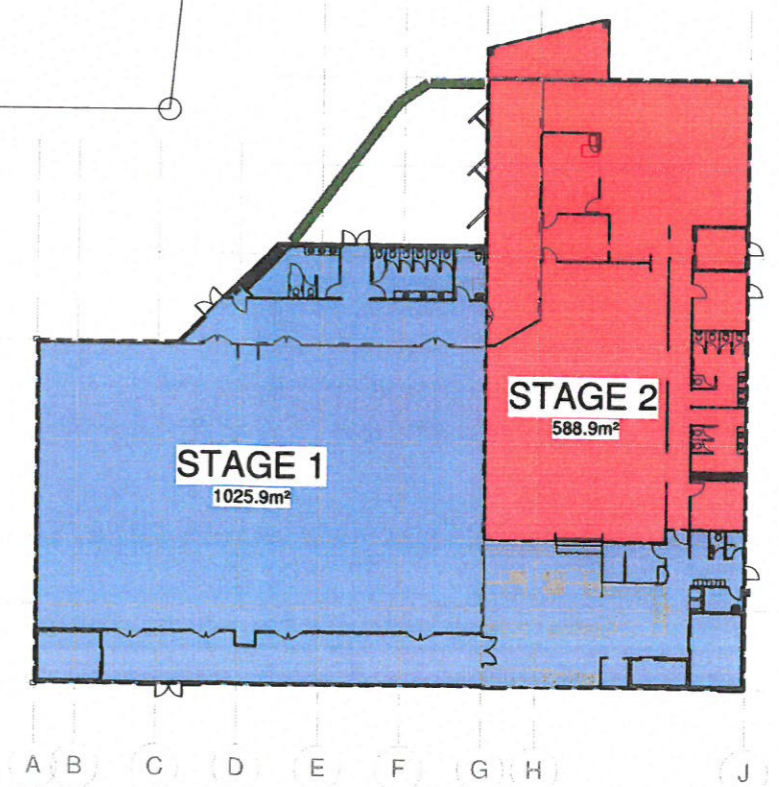
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1 Site Plan  
1 : 500



Locality Plan N.T.S.



2 Construction Staging Plan  
1 : 250

**Consultants**  
REFER TO OTHER CONSULTANTS DETAILS FOR:  
- SOIL TEST  
- SITE CONTOURS  
- ALL STRUCTURAL DETAILS  
- ROOF & SITE DRAINAGE DESIGN  
- WATER RETICULATION & SEWER DRAINAGE DESIGN  
- FIRE SAFETY EQUIPMENT  
- ELECTRICAL  
- ENERGY EFFICIENCY REPORT  
- KITCHEN EQUIPMENT  
- BAR DETAILS

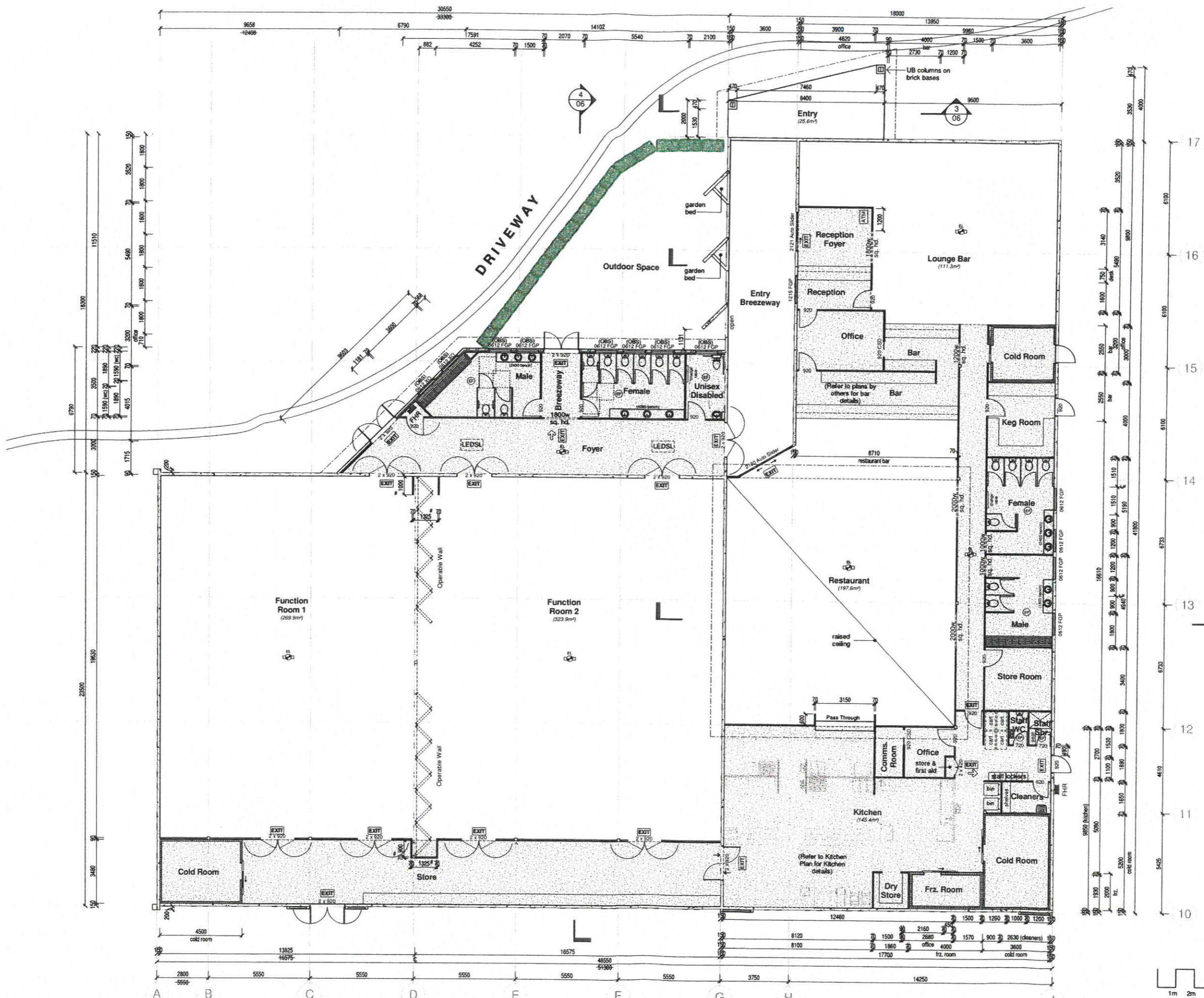
CONST. TO BE IN ACCORD. WITH THE QLD. BUILDING ACT 1975-1998  
& THE STANDARD BUILDING REGULATION 1993 AND SHALL COMPLY  
WITH ALL LOCAL AUTHORITY REGULATIONS AND REQUIREMENTS.  
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE  
STARTING WORK.  
DO NOT SCALE

**R.P.D.**  
Lot Number: 21  
Reg./Survey Plan Number: SP 171783  
Parish: Murchison  
County: Livingstone  
Area: 38120.0m²

**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
04-09-2017  
DATE  
These plans are approved subject to the current  
conditions of approval associated with  
Development Permit No. D/389-2010 dated 15-04-11

No.	REVISION Description	Date	Ian Vaughan Building Designer		Proposed Restaurant Development For K. & T. Holdings Pty. Ltd. At 984 - 986 Yaamba Road, Parkhurst		Drawn By: ILV	Project Number
02	Preliminary Plan	20.02.17	QBCC Licence No. - 15007590				Checked By: ILV	17004
03	Preliminary Plan	21.02.17	Email - vaughanbuildingdesign@gmail.com				A1	Wind Speed
04	Preliminary Plan	07.03.17	Phone - 0407 132 964				SHEET 01 OF 10 SHEETS	
05	Building Application	27.03.17						
06	Building Size Reduced	13.04.17						

PRINT DATE: 13/04/2017 11:25:50 AM



1 Floor Plan  
1:100



ROCKHAMPTON REGIONAL COUNCIL  
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DATE 04-09-2017  
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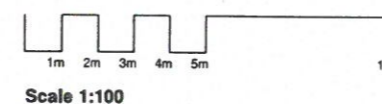
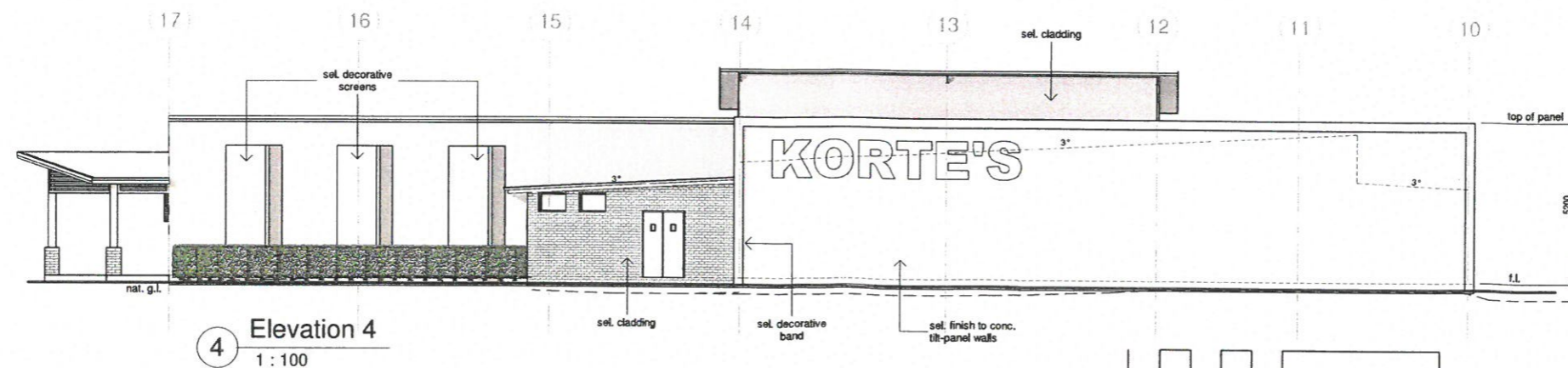
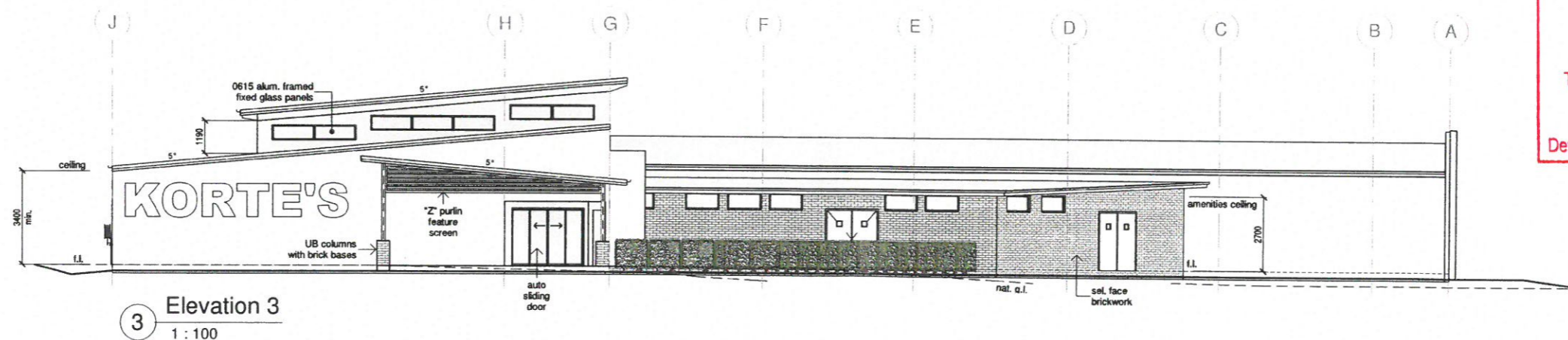
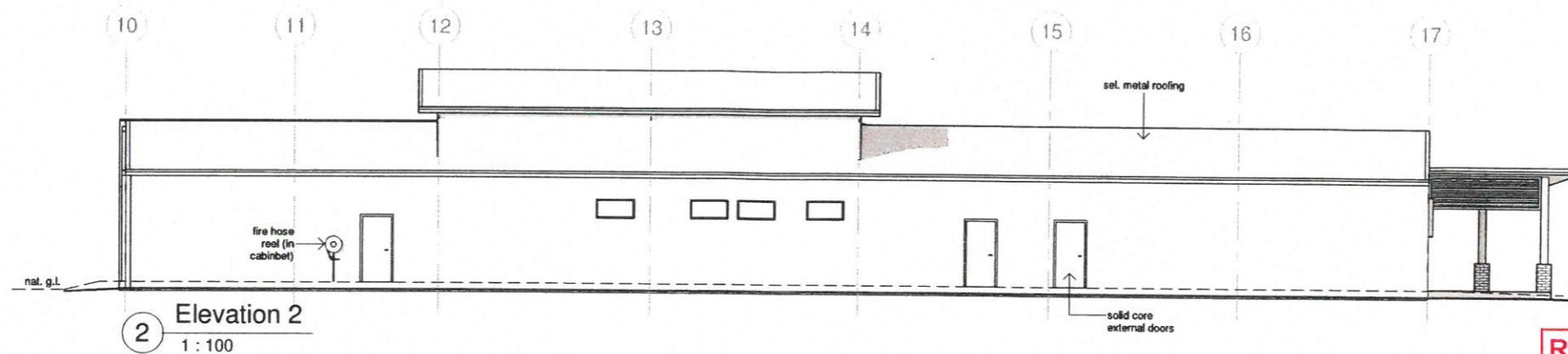
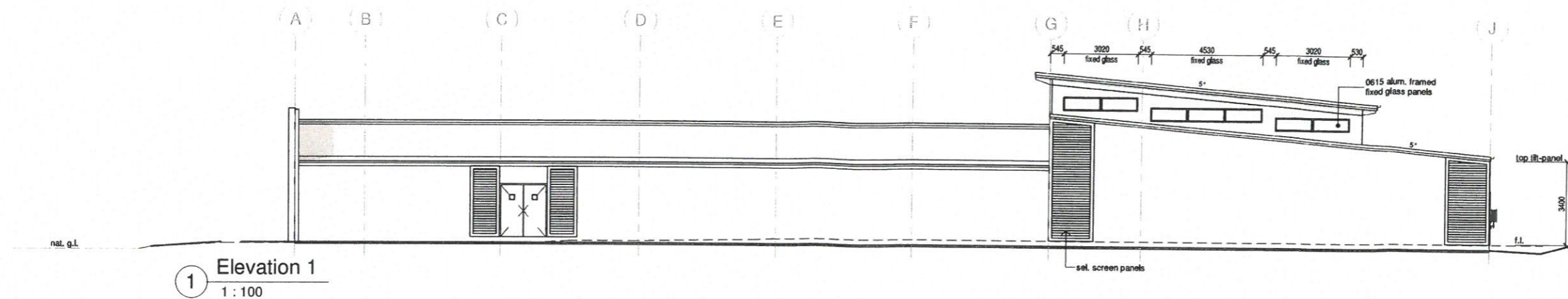
- Plan Legend**
- Dropped ceiling at 2700 A.F.F.L.
  - EXIT - illuminated exit sign complying with AS 2293.1
  - EXIT - illuminated exit sign with direction arrow complying with AS 2293.1
  - EL - emergency light complying with AS 2293.1 (type and spacing to be confirmed)
  - FHR - 35m fire hose reel complying with AS 1221 and AS 2441
  - LEDSL - LED skylight
  - ME - Mechanical exhaust fan discharging in accord. with AS 1668.2
  - Ø - size to be confirmed by door supplier

No.	REVISION Description	Date
02	Preliminary Plan	20.02.17
03	Preliminary Plan	21.02.17
04	Preliminary Plan	07.03.17
05	Building Application	27.03.17
06	Building Size Reduced	13.04.17

**Ian Vaughan**  
Building Designer  
OBCC Licence No. - 15007590  
Email - vaughanbuildingdesign@gmail.com  
Phone - 0407 132 964

Proposed Restaurant Development  
For K. & T. Holdings Pty. Ltd.  
At 984 - 986 Yaamba Road,  
Parkhurst

Drawn By: ILV	Project Number: 17004
Checked By: ILV	
A1 Wind Speed	SHEET 02 OF 10 SHEETS



**ROCKHAMPTON REGIONAL COUNCIL**  
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**04-09-2017**  
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03	Preliminary Plan	21.02.17	ILV	
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**Building Designer**  
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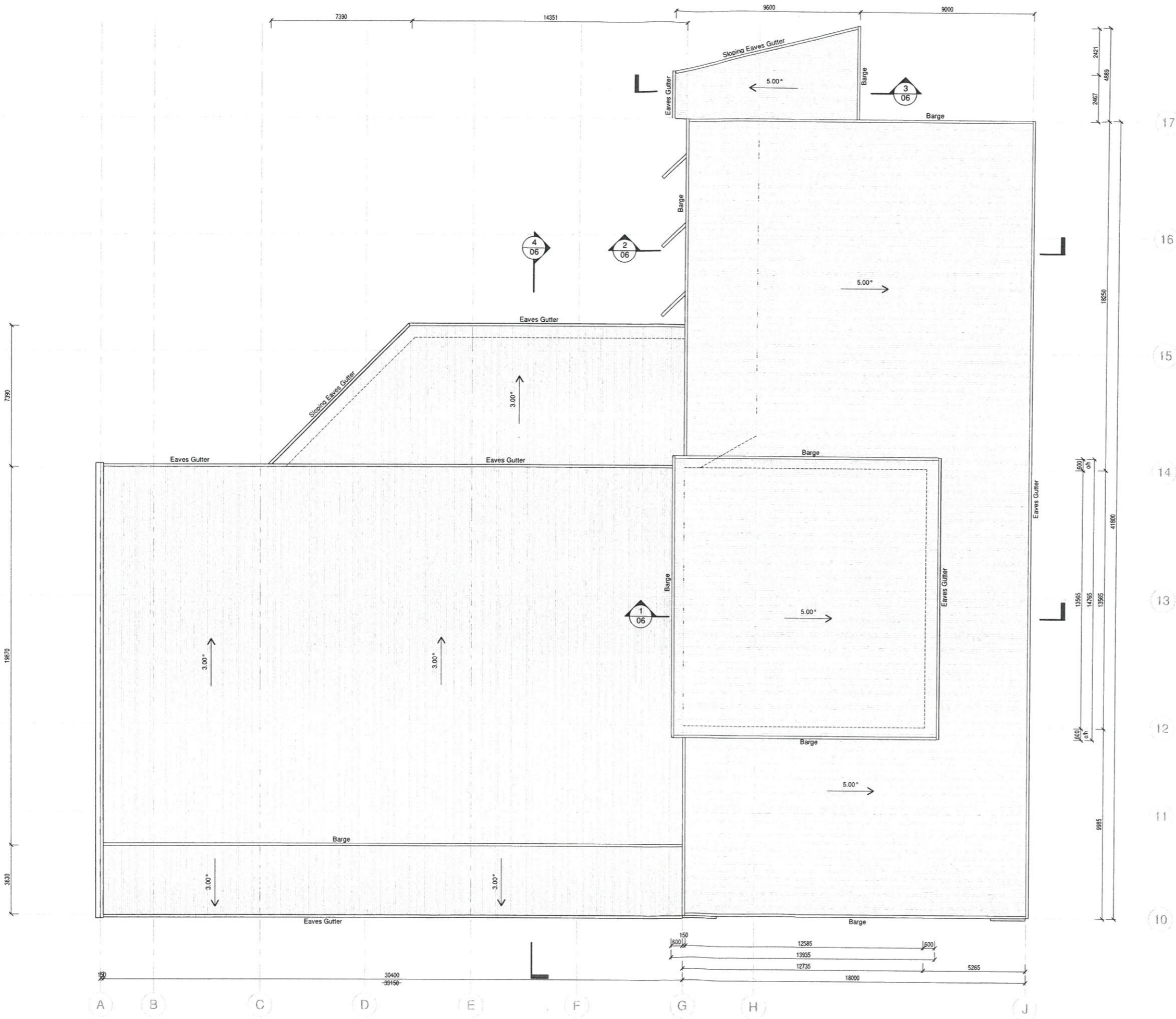
Proposed Restaurant Development  
 For K. & T. Holdings Pty. Ltd.  
 At 984 - 986 Yaamba Road,  
 Parkhurst

Checked By: ILV  
 A1 Wind Speed

SHEET 03 OF 10 SHEETS

**ROCKHAMPTON REGIONAL COUNCIL**  
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**Working At Heights**  
 FOR CONSTRUCTION, CLEANING AND MAINTENANCE PROCEDURES WHERE THERE IS A RISK OF FALLING, COMPLY WITH THE FOLLOWING CLAUSE FROM DIV. 4 OF PART 18 OF THE "WORKPLACE HEALTH AND SAFETY REGULATION".  
 (CLASS 188 - FALL ARREST HARNESS SYSTEM) OR EQUIVALENT SYSTEM  
**Roof Water Drainage**  
 REFER TO DETAILS BY OTHERS FOR GUTTER SELECTION, DOWN PIPE LOCATIONS AND POINT OF DISCHARGE



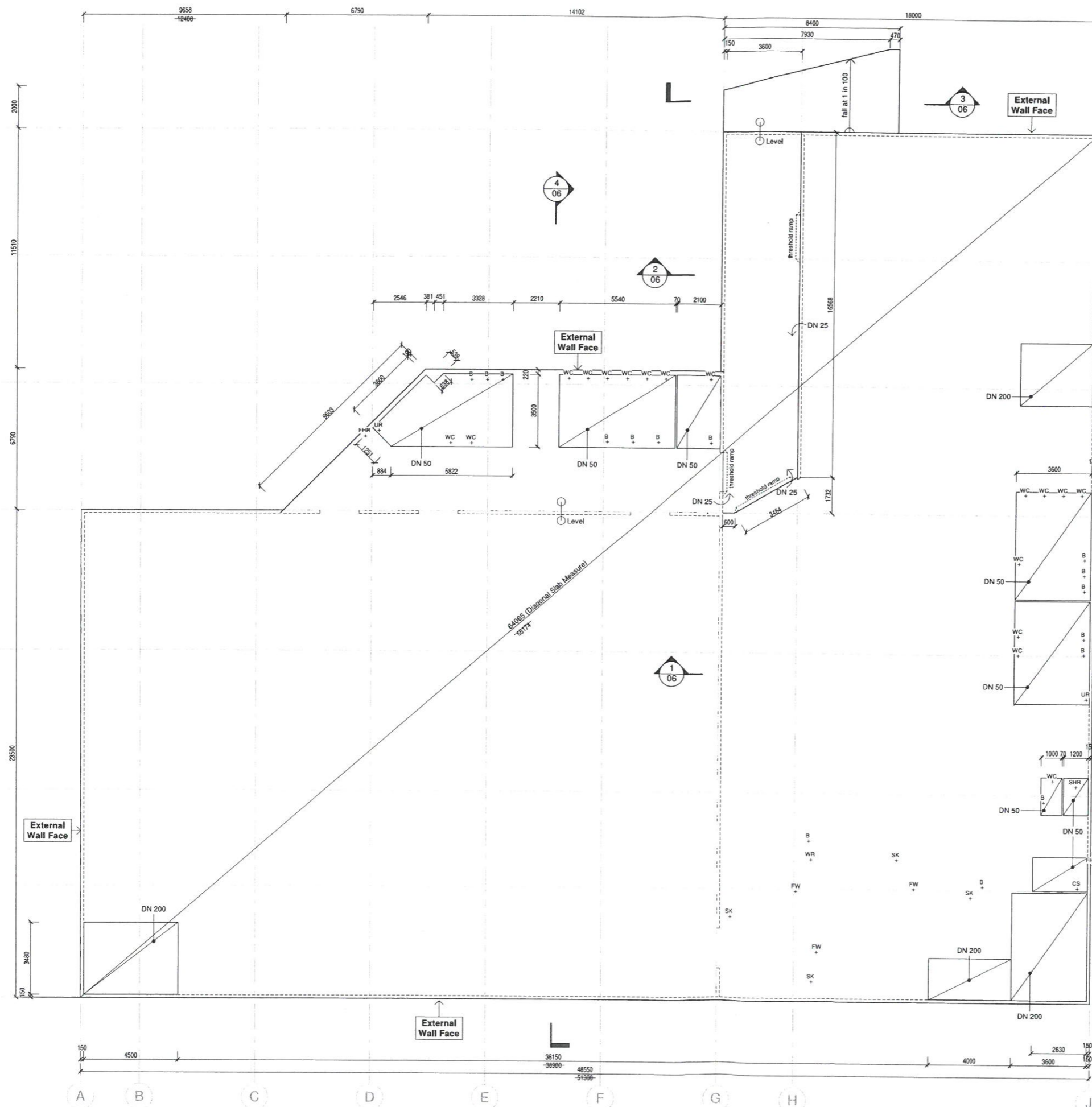
**1 Roof Plan**  
 1 : 100

No.	REVISION Description	Date
02	Preliminary Plan	20.02.17
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 At 984 - 986 Yaamba Road,  
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Drawn By: ILV	Project Number
Checked By: ILV	17004
A1 Wind Speed	SHEET 04 OF 10 SHEETS

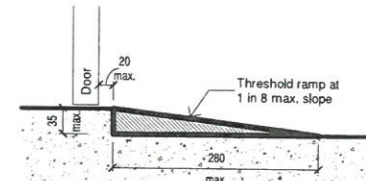


1 Slab Plan  
1:100

**ROCKHAMPTON REGIONAL COUNCIL**  
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**04-09-2017**  
**DATE**  
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**Slab Plan Legend**  
 B : Basin  
 CS : Cleaners Sink  
 FHR : Fire Hose Reel  
 WR : Floor Wash Reel  
 FW : Floor Waste  
 SHR : Shower  
 SK : Sink  
 UR : Urinal Trough  
 WC : Water Closet

**THRESHOLDS :**  
 TO BE IN ACCORDANCE WITH AS 1428.1, "ACCESS  
 FOR THE DISABLED", (MAX. STEP 5mm, MAX. SLOPE 1  
 IN 8 FOR UP TO 190mm RISE).



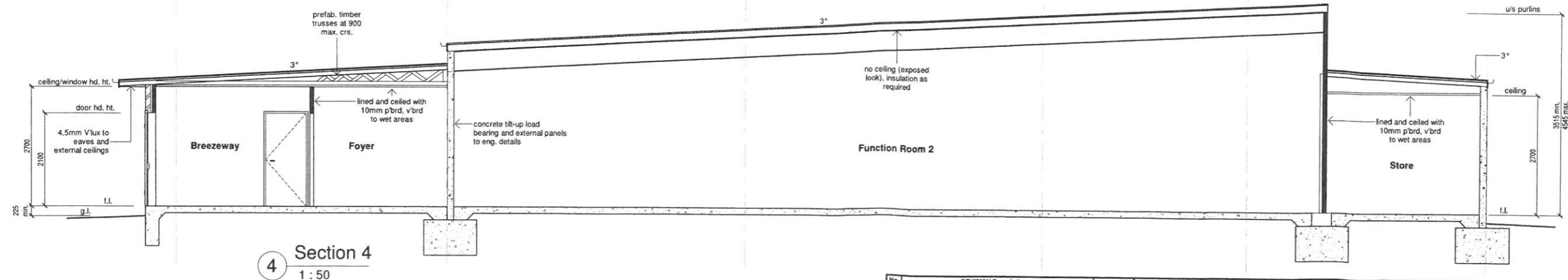
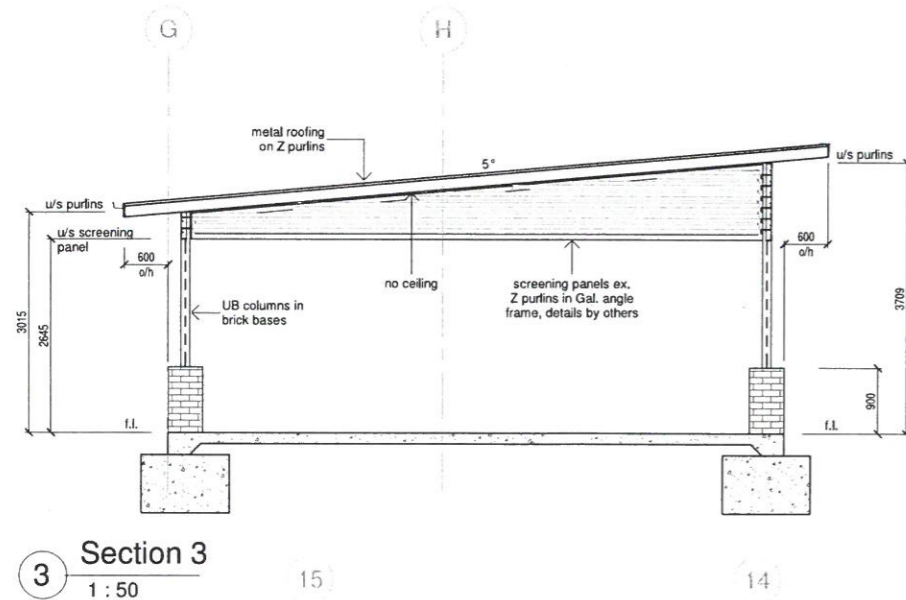
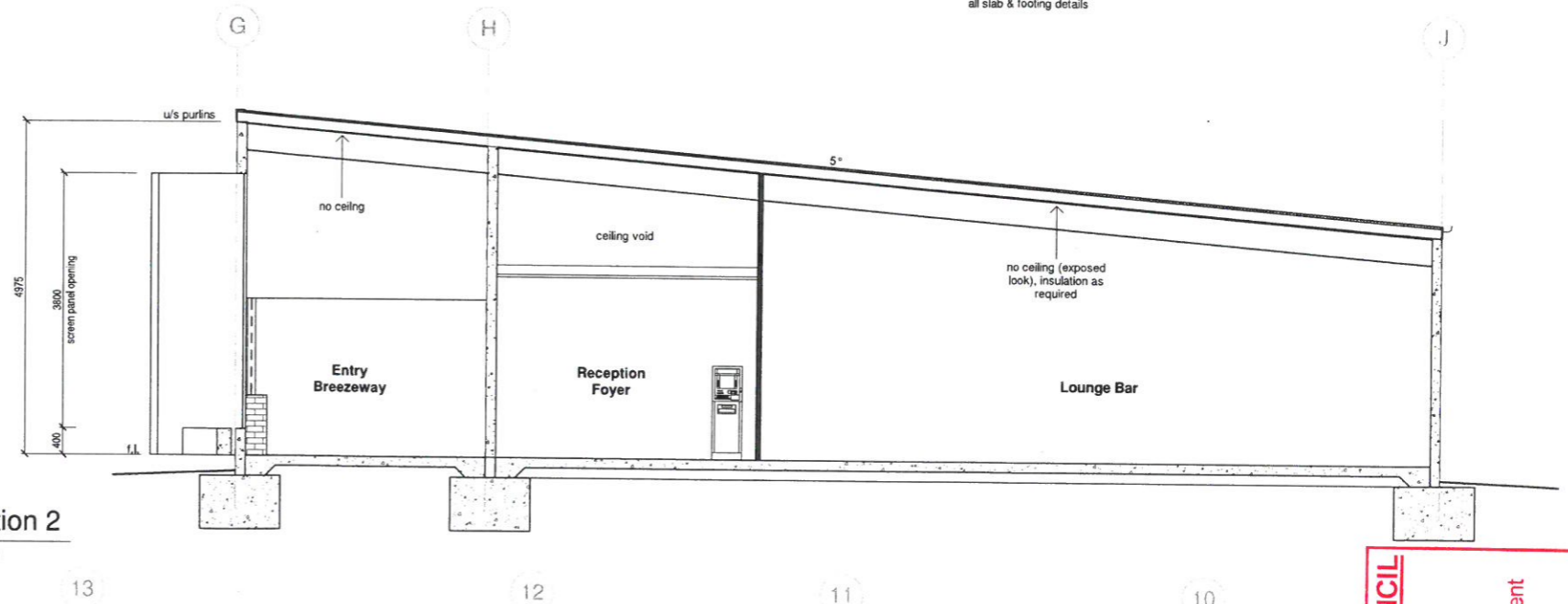
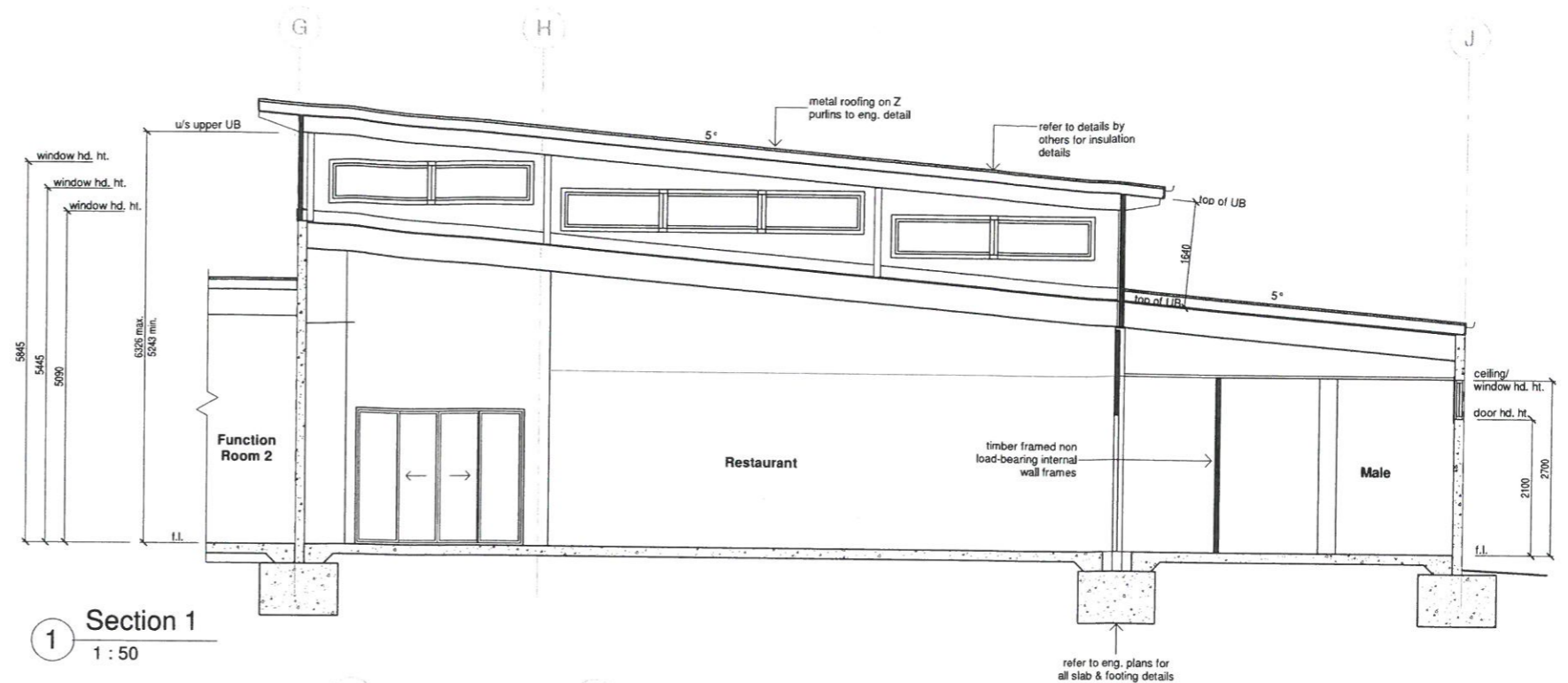
2 Threshold Ramp Detail  
1:5

No.	REVISION Description	Date
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Proposed Restaurant Development  
 For K. & T. Holdings Pty. Ltd.  
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Drawn By:	ILV	Project Number:	17004
Checked By:	ILV		
A1	Wind Speed		



**ROCKHAMPTON REGIONAL COUNCIL**  
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04-09-2017  
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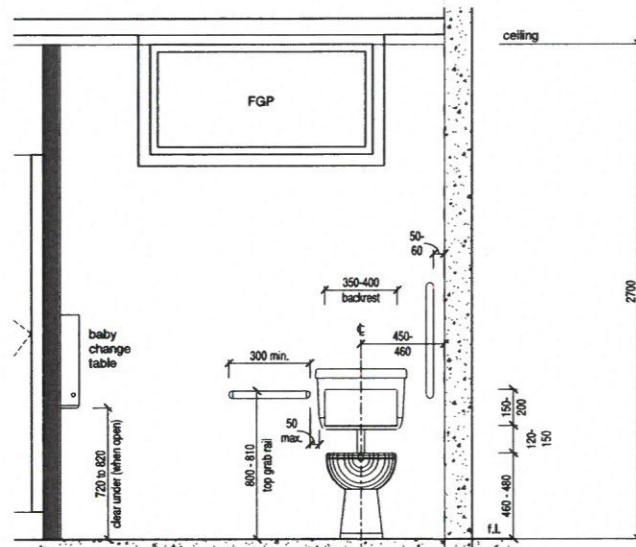
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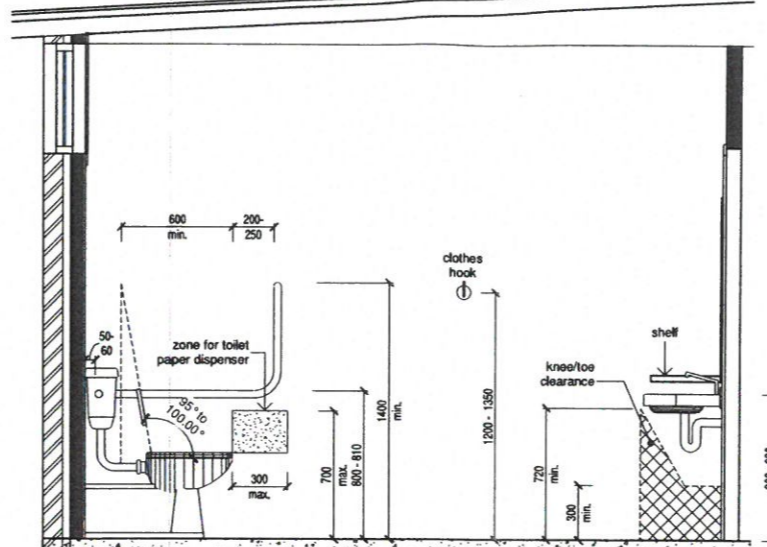
Proposed Restaurant Development  
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Drawn By:	ILV	Project Number:	17004
Checked By:	ILV		
A1	Wind Speed		

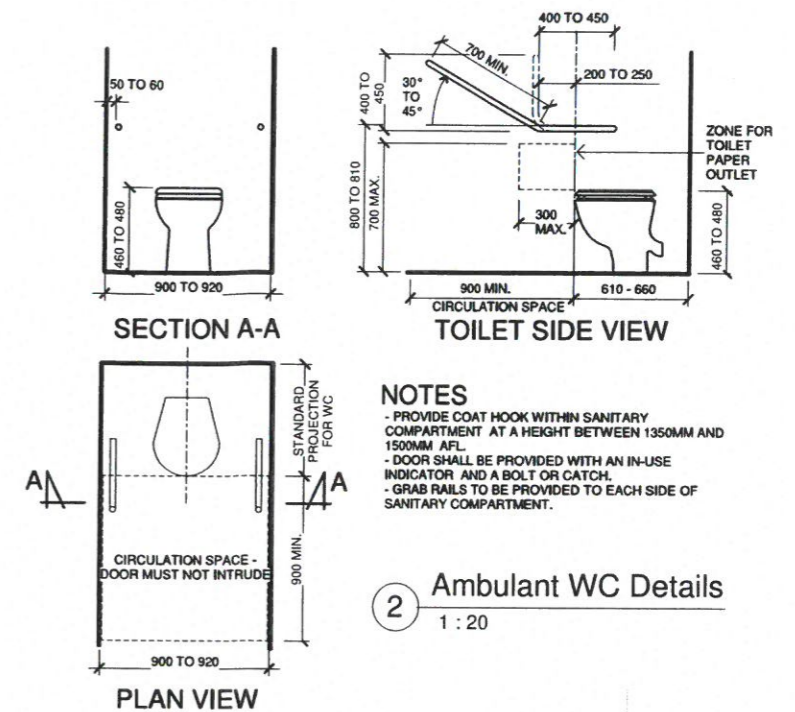
SHEET 06 OF 10 SHEETS



DS1 Elevation DS1  
1 : 20

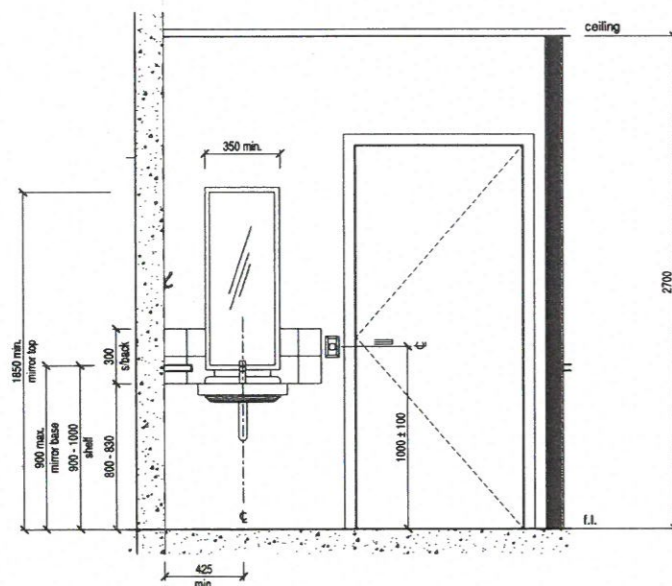


DS2 Elevation DS2  
1 : 20

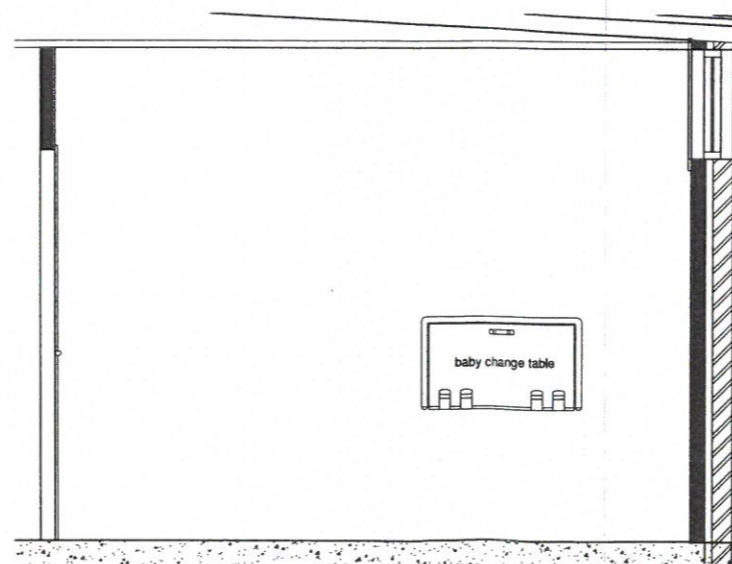


2 Ambulant WC Details  
1 : 20

ALL DIMENSIONS THIS SHEET TO FINISHED FACES OF FLOORS AND WALLS

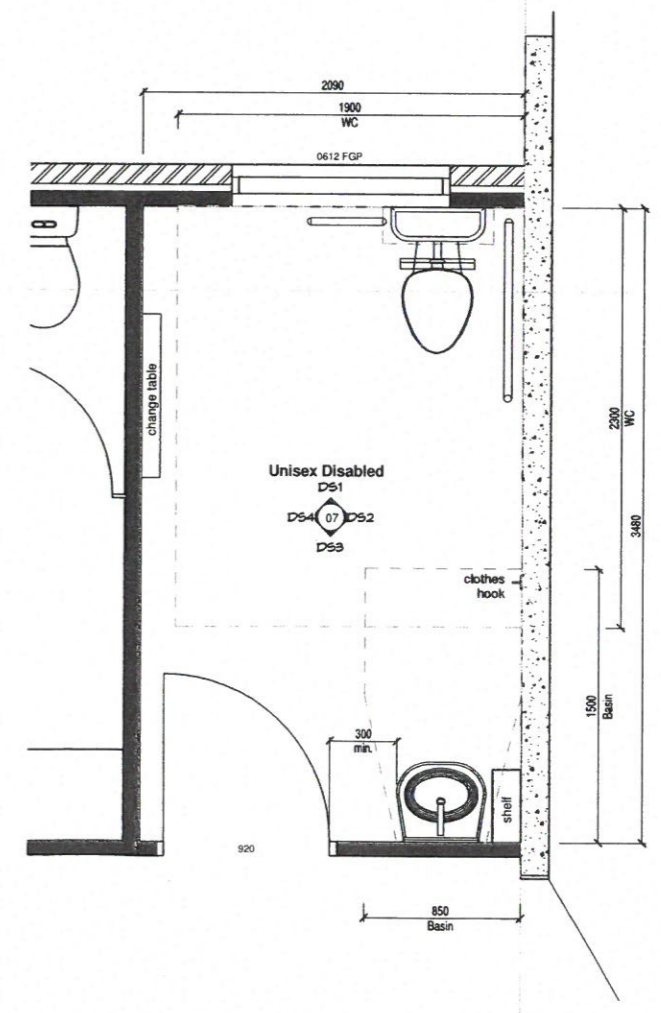


DS3 Elevation DS3  
1 : 20



DS4 Elevation DS4  
1 : 20

**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
DATE 04-09-2017  
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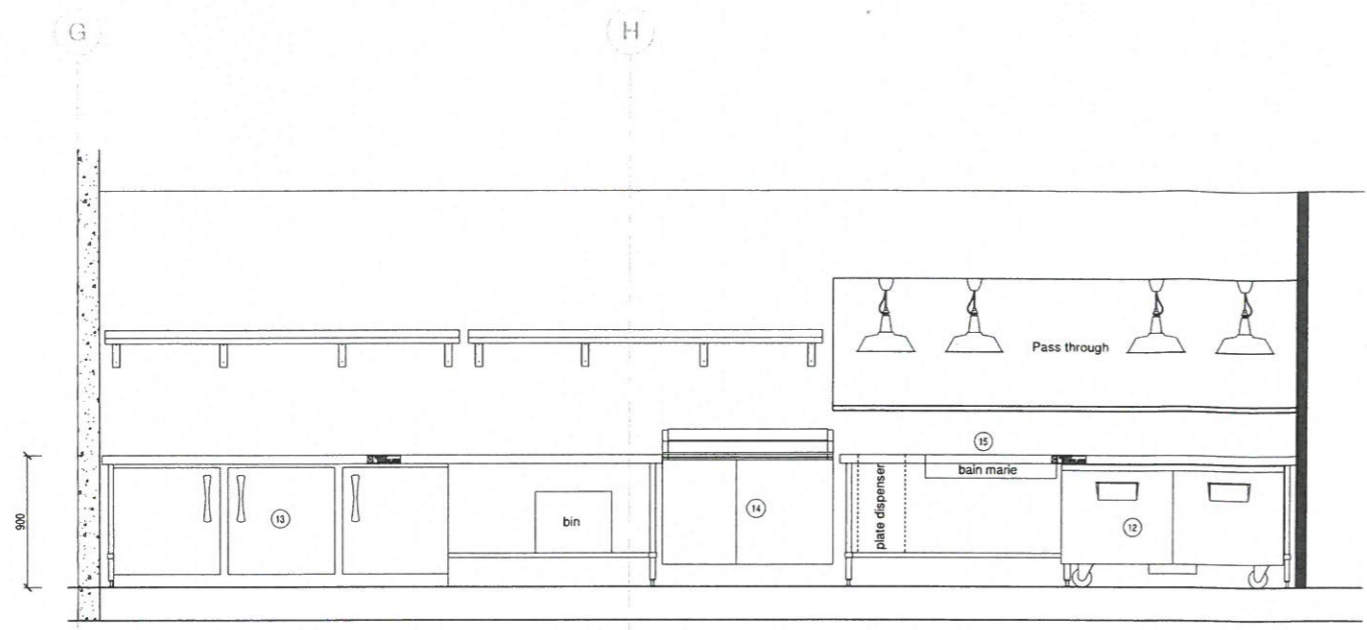
1 Disabled WC Detail Plan  
1 : 20

No.	REVISION Description	Date
02	Preliminary Plan	20.02.17
03	Preliminary Plan	21.02.17
04	Preliminary Plan	07.03.17
05	Building Application	27.03.17
06	Building Size Reduced	13.04.17

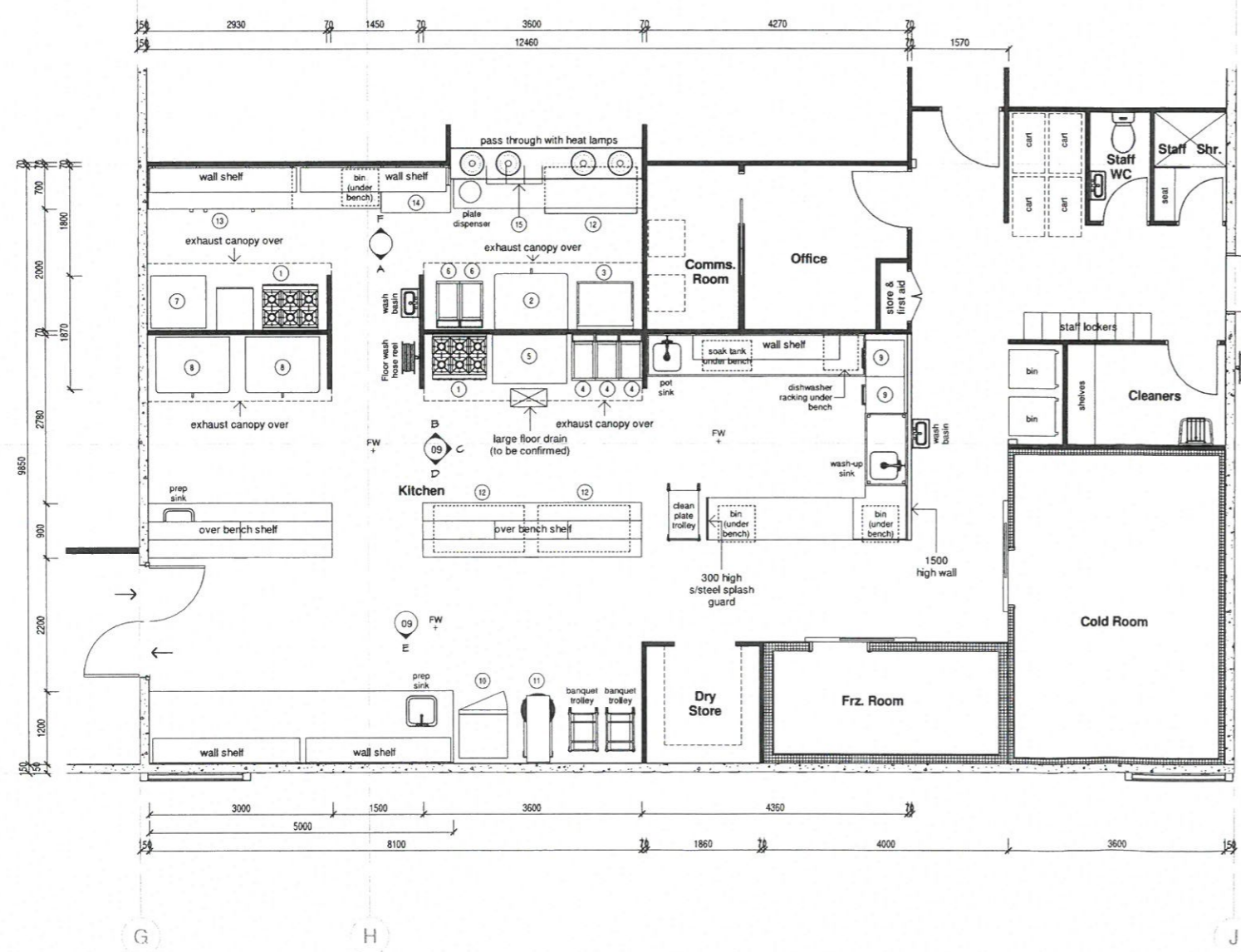
**Ian Vaughan**  
**Building Designer**  
QBCC Licence No. - 15007590  
Email - vaughanbuildingdesign@gmail.com  
Phone - 0407 132 964

Proposed Restaurant Development  
For K. & T. Holdings Pty. Ltd.  
At 984 - 986 Yaamba Road,  
Parkhurst

Drawn By: ILV	Project Number: 17004
Checked By: ILV	
A1 Wind Speed	SHEET 07 OF 10 SHEETS



F Elevation F  
1:25



1 Kitchen Plan  
1:50

ROCKHAMPTON REGIONAL COUNCIL  
AMENDED PLANS APPROVED  
04-09-2017  
DATE  
These plans are approved subject to the current  
conditions of approval associated with  
Development Permit No. D/389-2010 dated 15-09-11

## RESTAURANT DETAILS

CONSTRUCTION SCHEDULE				
AREA	ELEMENT	BASE MATERIAL	FINISH	NOTES
KITCHEN	FLOORS	CONCRETE		
	WALLS	PLASTERBOARD	PAINTED	HIGH GLOSS
	CEILING	PLASTERBOARD	PAINTED	HIGH GLOSS
TOILETS	FLOORS	CONCRETE		
	WALLS	PLASTERBOARD	PAINTED	
	CEILING	PLASTERBOARD	PAINTED	
DINING	FLOORS	CONCRETE		
	WALLS	PLASTERBOARD	PAINTED	
	CEILING	PLASTERBOARD	PAINTED	

EQUIPMENT SCHEDULE				
APPLIANCE	DIMENSIONS/CAPACITY	ENERGY RATING	GAS/ELECT	NOTES
6 BURNER COOKTOP			GAS	
10 TRAY COMBI OVEN			ELECTRIC	2 UNITS STACKED
20 TRAY COMBI OVEN			ELECTRIC	
CHAR GRILL			GAS	
DOUBLE DEEP FRYER				
SINGLE DEEP FRYER				
FRIMA VARIO	100 L		ELECTRIC	
SMOKER			ELECTRIC	
DISHWASHER			ELECTRIC	
BLAST CHILLER			ELECTRIC	
INDUSTRIAL MIXER			ELECTRIC	
2 DOOR UNDER BENCH REF.			ELECTRIC	
3 DOOR UNDER BENCH REF.			ELECTRIC	
2 DOOR REF. WITH SALAD TOP			ELECTRIC	
BUILT-IN BAIN MARIE			ELECTRIC	

NOTE - ALL EQUIPMENT TO BE POSITIONED 200mm OFF SPLASHBACK AND SPACED 75mm MIN. TO ADJOINING EQUIPMENT/BENCHES

SINK SCHEDULE				
SINK	DIMENSIONS	CAPACITY	WATER SUPPLY	TAPWARE
PREP SINK	350 x 350 x 150d	15.8 L	HOT & COLD	FLICK-MIXER
WASH-UP SINK	400 x 450 x 300d	54.0 L	HOT & COLD	FLICK-MIXER & SPRAY RINSE
POT SINK	400 x 400 x 300d	48.0 L	HOT & COLD	FLICK-MIXER & SPRAY RINSE
CLEANERS SINK	570 x 500 x 180d	51.3 L	HOT & COLD	FLICK-MIXER
HAND BASIN			HOT & COLD	FLICK-MIXER

ALL ITEMS TO BE CONFIRMED BY OWNER AND KITCHEN SUPPLIER

### Kitchen Legend

Item Number	Description
1	6 burner gas cook top with oven under
2	2 x 10 tray combi oven (stacked)
3	900mm wide char grill
4	Double deep fryer
5	Frima Vario (100L)
6	Single deep fryer
7	Smoker
8	20 tray combi oven
9	Dishwasher
10	Blast chiller
11	Industrial mixer
12	2 door under bench refrigerator
13	3 door under bench refrigerator
14	2 door refrigerator with salad top
15	built-in bain marie

### General Notes:-

CONSTRUCTION TO BE IN ACCORD WITH  
1. THE QLD BUILDING ACT 1975-1998 & STANDARD BUILDING  
REGULATION 1993  
- POLICY 3.4 OF FOOD PREMISES CODE  
- THE FOOD HYGIENE REGULATIONS  
BUILDER TO VERIFY ALL DIMENSIONS & LEVELS ON SITE  
BEFORE STARTING WORK.  
DO NOT SCALE.

- New grease trap details to be supplied by owner
- Menu details to be supplied by owner
- All staff personal belongings to be kept in staff lockers
- There are no prepared food deliveries
- Kitchen to supply food for take-a-way or for consumption in dining area
- Hand wash basins to have tempering valve set to 50°C

### LIGHTING

Ceiling mounted fluorescent lights with diffuser covers, (no horizontal surface on fitting) to kitchen in accord with AS 1680.

### BENCHES

All benches are s/steel framed with s/steel tops, support legs are not adjustable.  
Under bench shelves s/steel with 25mm gap to walls

### SPLASHBACKS

Bench - 300mm high s/steel turned up (no join)  
Under canopy - full height s/steel  
Cleaners sink - 500mm high s/steel

### CANOPY

canopy by others

### CLEANING

Storage of all chemicals & cleaning equipment is in c/board shown on floor plan, kitchen floor will be mopped clean  
Chemicals:-  
Dishwasher powder - chloresan  
floor cleaner - handy andy  
bench top cleaner - jif kitchen clegrease

### VENTILATION

The restaurant is fully air conditioned

### SERVICE

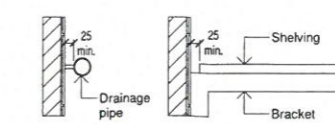
The restaurant will provide full service table waiting

### WASTE DISPOSAL

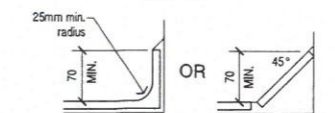
All waste is placed in wheeler bins & emptied by council's weekly service, the bins will be located in the existing on site collection area

### PIPES

All new plumbing pipes to be bracketed 25mm off walls



Pipes & Shelving Detail  
scale 1:10



Coving Details  
Scale 1:5

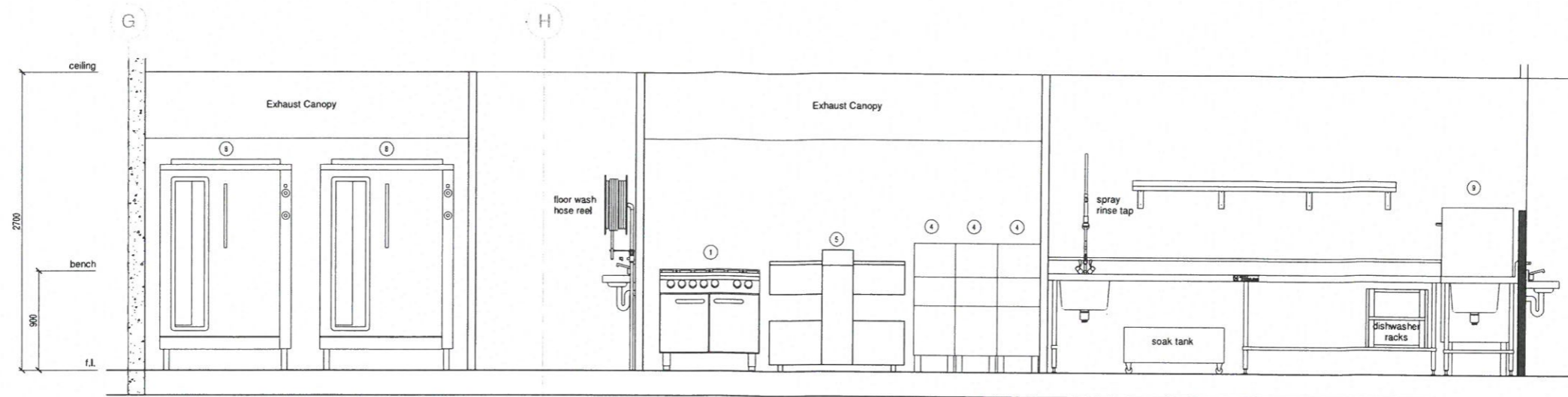
No.	REVISION Description	Date
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Ian Vaughan  
Building Designer  
QBCC Licence No. - 15007590  
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Proposed Restaurant Development  
For K. & T. Holdings Pty. Ltd.  
At 984 - 986 Yaamba Road,  
Parkhurst

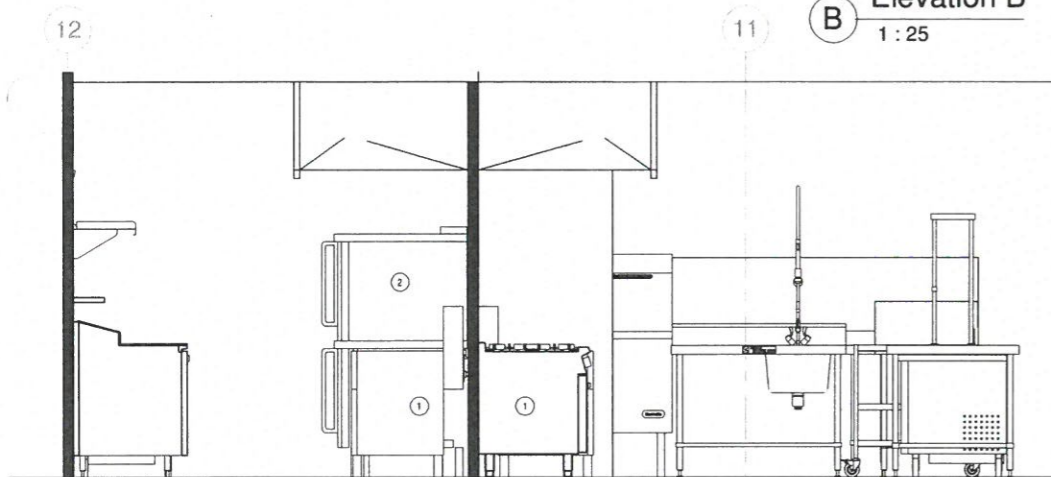
Drawn By: ILV	Project Number: 17004
Checked By: ILV	
A1 Wind Speed	SHEET 08 OF 10 SHEETS

PRINT DATE: 13/06/2017 11:27:15 AM

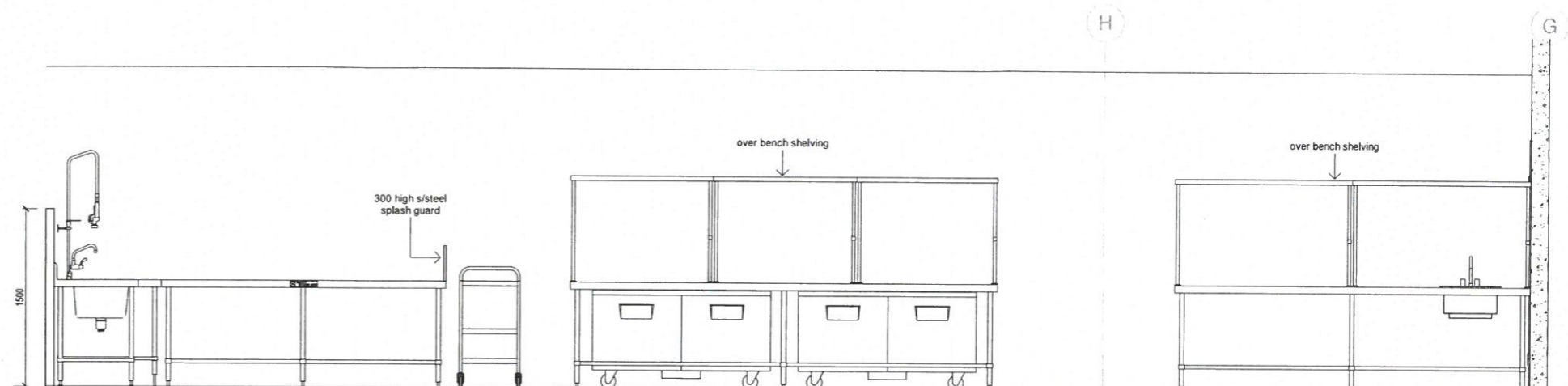


Item Number	Description
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3	900mm wide char grill
4	Double deep fryer
5	Frima Vario (100L)
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9	Dishwasher
10	Blast chiller
11	Industrial mixer
12	2 door under bench refrigerator
13	3 door under bench refrigerator
14	2 door refrigerator with salad top
15	built-in bain marie

**B** Elevation B  
1:25

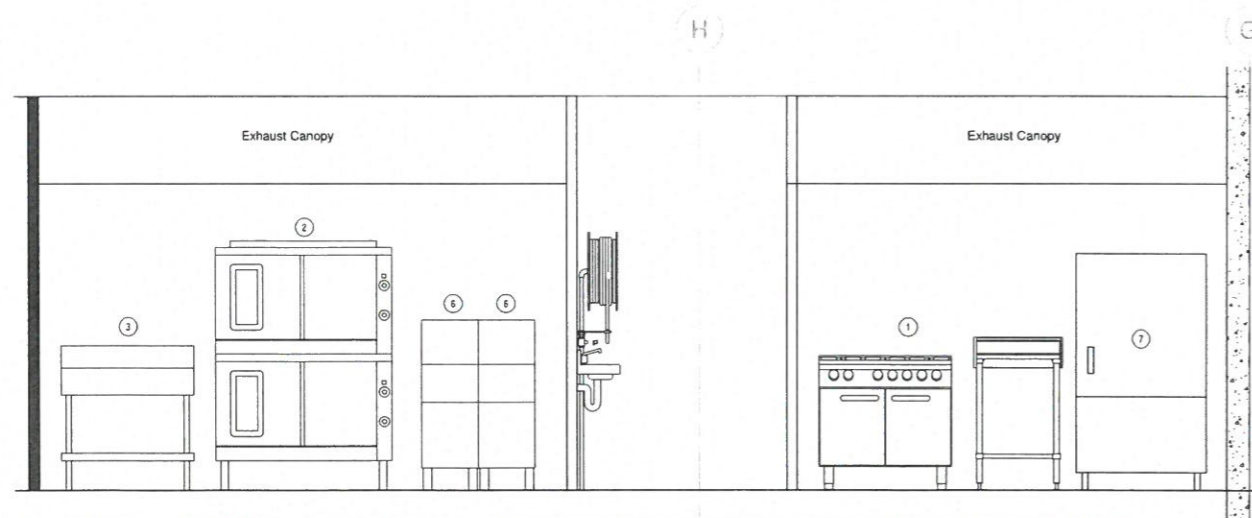


**C** Elevation C  
1:25

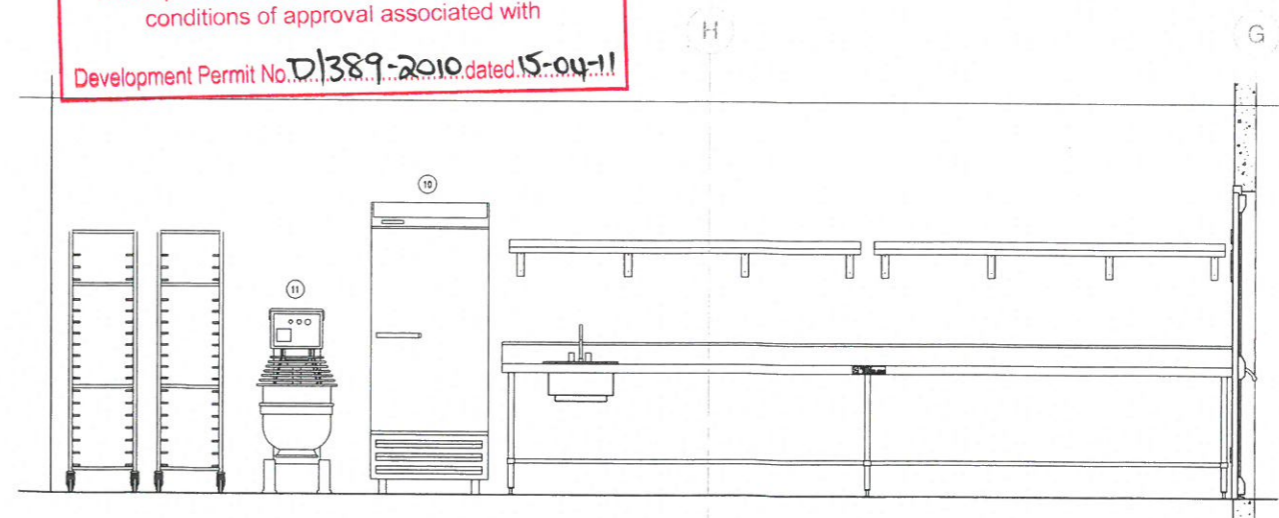


**D** Elevation D  
1:25

**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
 04.09.2017  
 DATE  
 These plans are approved subject to the current  
 conditions of approval associated with  
 Development Permit No. D/389-2010 dated 15.04.11

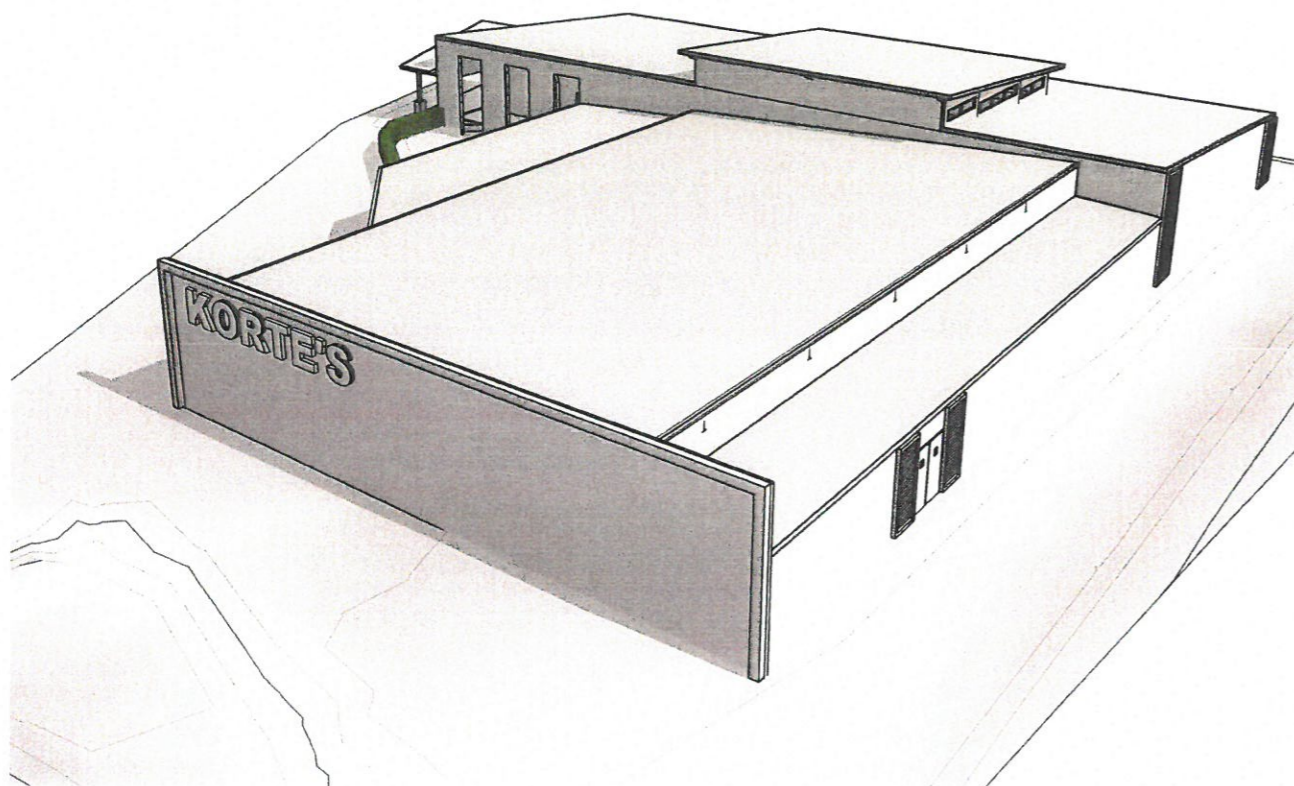


**A** Elevation A  
1:25

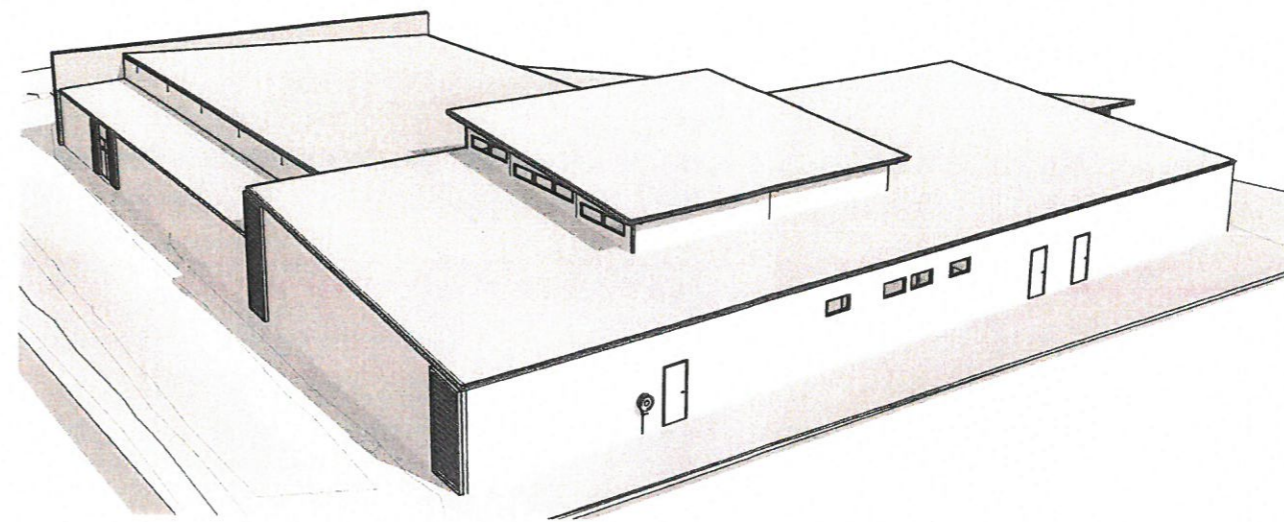


**E** Elevation E  
1:25

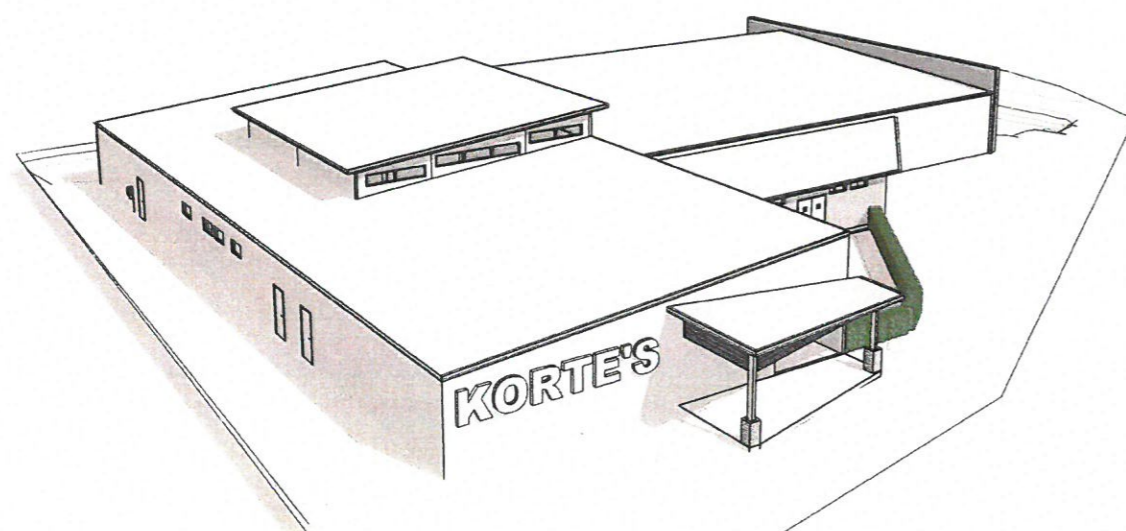
No.	REVISION Description	Date	ian Vaughan Building Designer	Proposed Restaurant Development For K. & T. Holdings Pty. Ltd. At 984 - 986 Yaamba Road, Parkhurst	Drawn By: ILV Checked By: ILV A1 Wind Speed	Project Number 17004 SHEET 09 OF 10 SHEETS
02	Preliminary Plan	20.02.17				
03	Preliminary Plan	21.02.17				
04	Preliminary Plan	07.03.17				
05	Building Application	27.03.17				
06	Building Size Reduced	13.04.17				



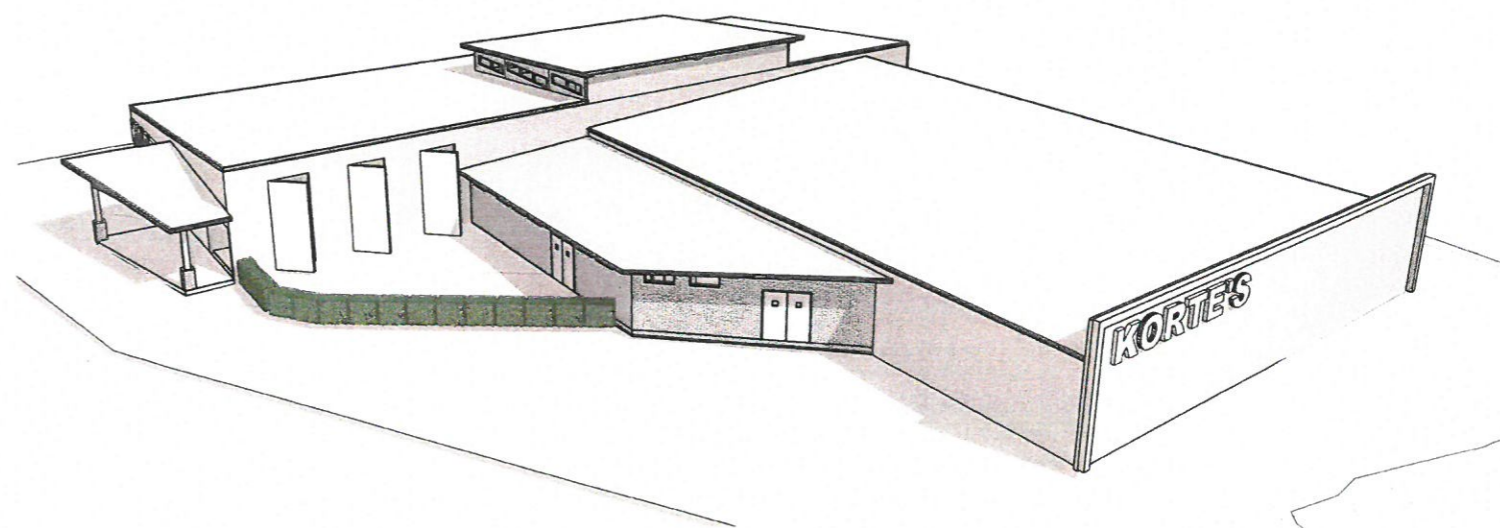
1 3D View 1



2 3D View 2



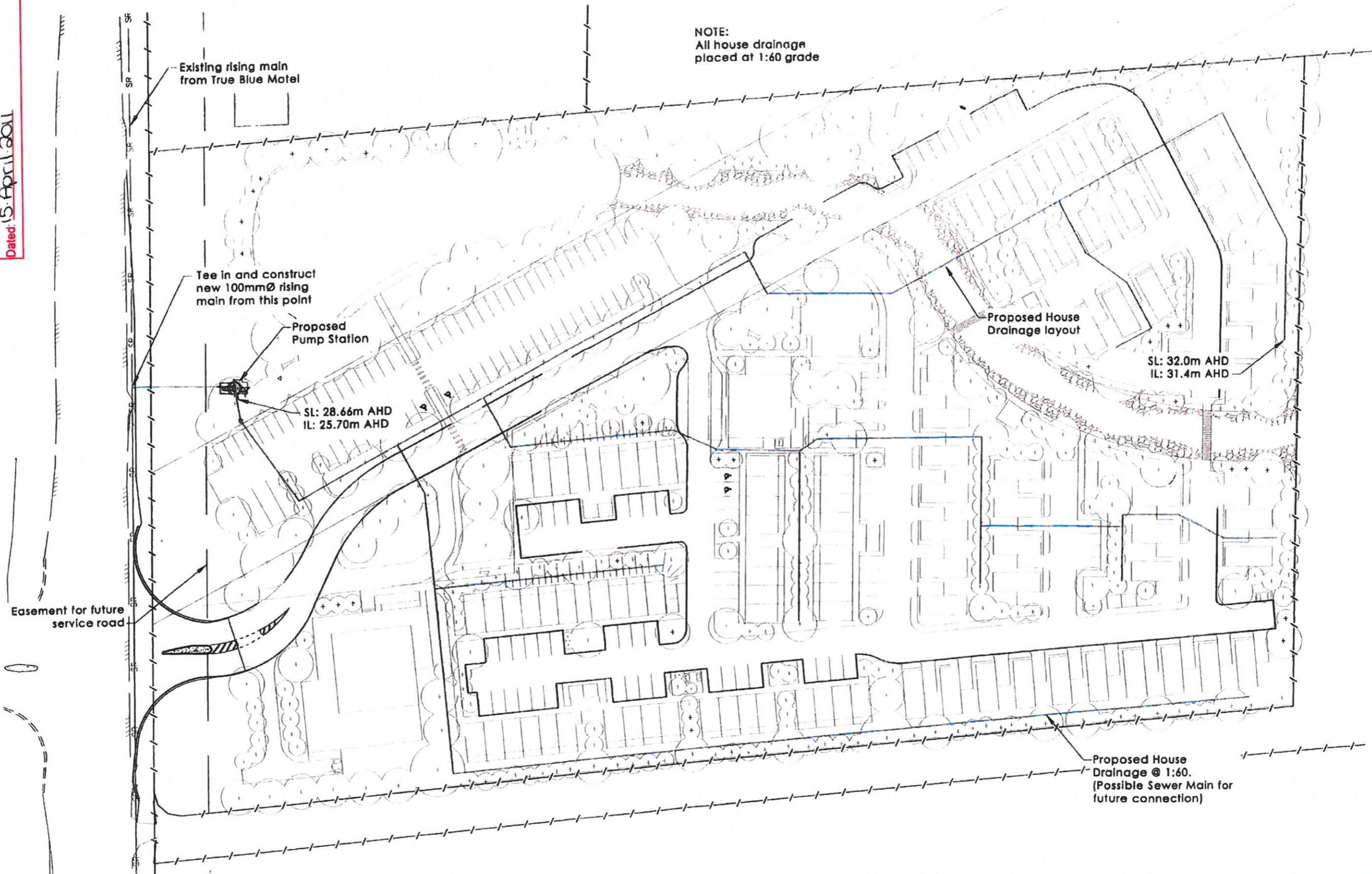
3 3D View 3



4 3D View 4

**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
 04-09-2017  
 DATE  
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No.	REVISION Description	Date	Ian Vaughan Building Designer		Proposed Restaurant Development For K. & T. Holdings Pty. Ltd. At 984 - 986 Yaamba Road, Parkhurst		Drawn By: ILV	Project Number
02	Preliminary Plan	20.02.17	QBCC Licence No. - 15007590				Checked By: ILV	17004
03	Preliminary Plan	21.02.17	Email - vaughanbuildingdesign@gmail.com				A1	Wind Speed
04	Preliminary Plan	07.03.17	Phone - 0407 132 964				SHEET 10 OF 10 SHEETS	
05	Building Application	27.03.17						
06	Building Size Reduced	13.04.17						



MOTEL AND CABIN PARK  
DEVELOPMENT

982-996 YAAMBA ROAD  
PARKHURST

Dwg NO. 090084/SK10 (B)

PROPOSED SEWER  
STRATEGY

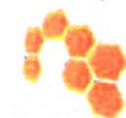


Scale:

NOT TO SCALE

ROCKHAMPTON  
P.O. Box 1580  
238 Quay Street,  
Rockhampton Q 4700

Telephone (07) 4931 0777  
Facsimile (07) 4921 4866  
E-Mail: mailbox@grahamscott.com.au

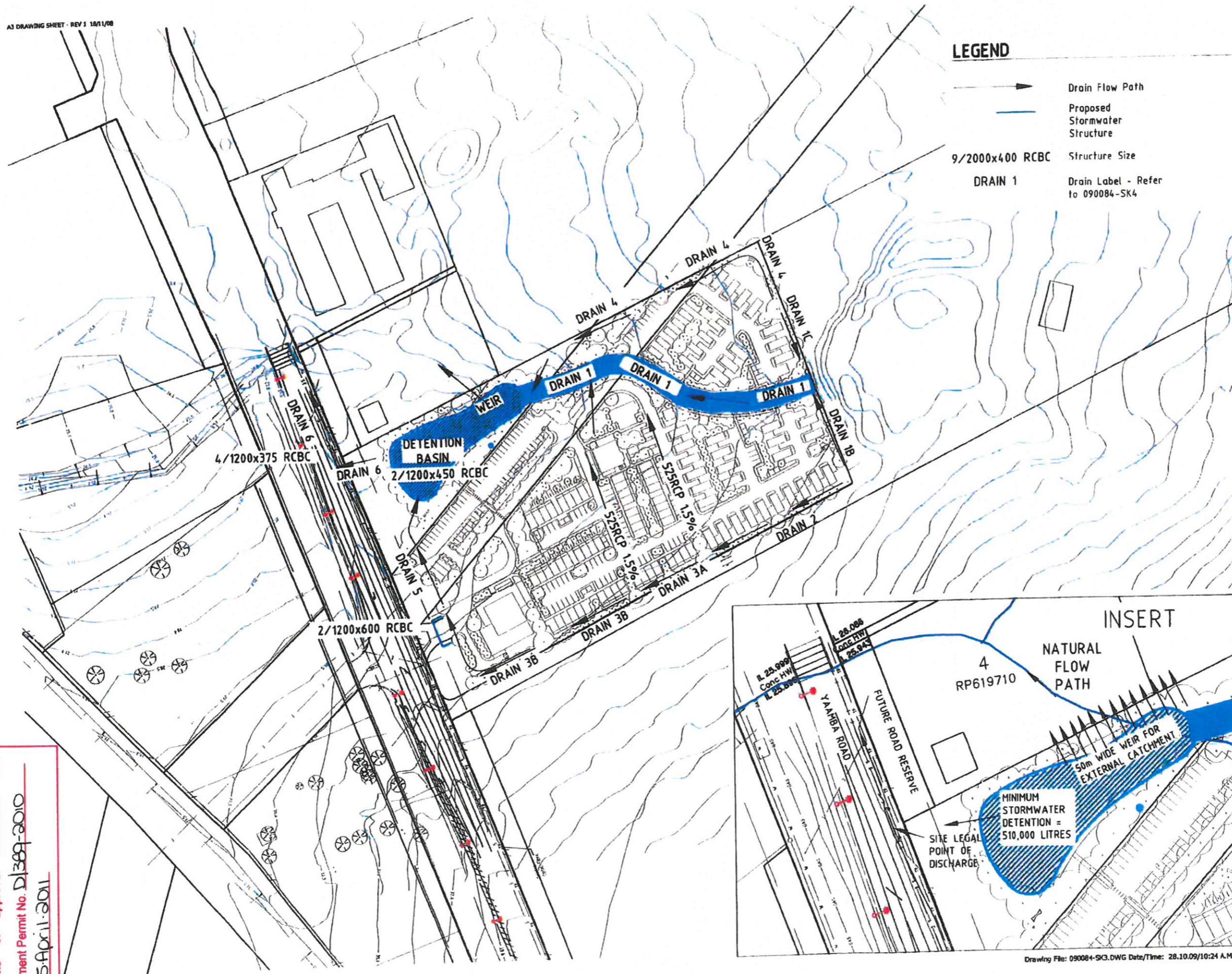


GRAHAM SCOTT  
& ASSOCIATES

CIVIL & STRUCTURAL ENGINEERS

Graham Scott & Associates Pty. Ltd. A.C.N. 058 059 779

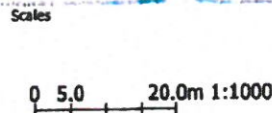
A3 DRAWING SHEET - REV 1 18/11/08



# LEGEND

- Drain Flow Path
- Proposed Stormwater Structure
- 9/2000x400 RCBC Structure Size
- DRAIN 1 Drain Label - Refer to 090084-SK4

Revision		
Rev	Date	Description
1	18/09	MCI APPLICATION



A3 SIZE DRAWING - DO NOT SCALE  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE  
APPROVAL FOR ISSUE FOR & ON BEHALF OF  
GRAHAM SCOTT & ASSOCIATES PTY LTD.

Design	Design Check	Drawn	Drafting Check
JD		CK	
Name	Signature	R.P.E.Q. No	
G.SCOTT		2412	

NO RESPONSIBILITY WILL BE TAKEN FOR USE OF THIS PLAN  
IF ISSUED UNAPPROVED OR ISSUED AS A PRELIMINARY COPY.

**GRAHAM SCOTT & ASSOCIATES**  
CIVIL & STRUCTURAL ENGINEERS  
Graham Scott & Associates Pty. Ltd. A.C.N. 058 059 779

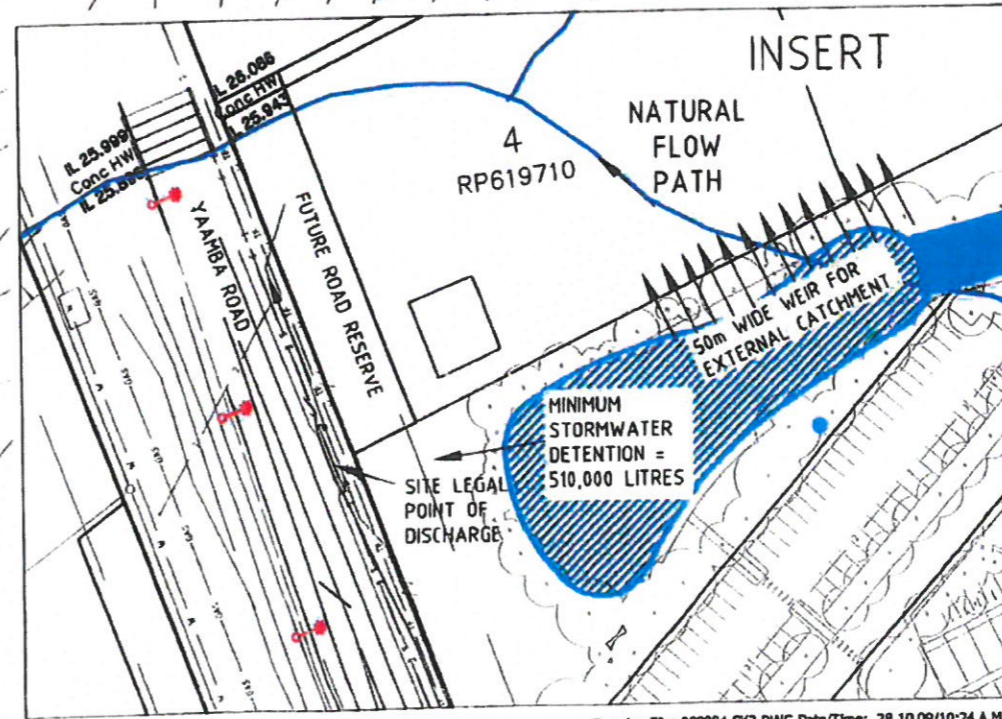
ROCKHAMPTON  
P.O. Box 1580  
238 Quay Street,  
Rockhampton Q 4700

Telephone (07) 4931 0777  
Facsimile (07) 4921 4866  
E-Mail mailbox@grahamscott.com.au

**KORTE NOMINEES PTY LTD**

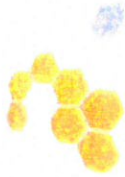
Project:  
RESTAURANT AND MOTEL  
982-996 YANBA RD  
PARAHURST  
Drawing Title:  
**PROPOSED STORMWATER MANAGEMENT**

File Number:  
090084  
Drawing Number:  
**090084 / SK3**  
Sheet of --  
Revision



Drawing File: 090084-SK3.DWG Date/Time: 28.10.09/10:24 A.M.

**ROCKHAMPTON REGIONAL COUNCIL**  
These plans are approved subject to the current conditions of approval associated with Development Permit No. D1389-2010  
Dated: 15 April 2011



**GRAHAM SCOTT  
& ASSOCIATES**

238 QUAY STREET  
PO BOX 1580 ROCKHAMPTON  
T: 07 4931 0777 F: 07 4921 4866  
E: mailbox@grahamscott.com.au  
W: www.grahamscott.com.au  
ACN: 058 059 779

## **PROPOSED MOTEL & CABIN PARK**

982 - 996 YAAMBA ROAD, PARKHURST

KORTE NOMINEES PTY LTD

### **WASTE MANAGEMENT REPORT FOR MATERIAL CHANGE OF USE APPLICATION**

January 2010  
090084

**ROCKHAMPTON REGIONAL COUNCIL**

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

Development Permit No. D1389-2010

Dated: 15 April 2011

## **PROPOSED DEVELOPMENT**

---

Stage 1 of the proposed development consists of 40 motel units in various configurations with a separate Reception/Dinning Room/Managers Unit. Stage 1 will also include construction of the stormwater control devices and recreational areas.

Stage 2 of the development will encompass 27 two bedroom cabins and the construction of a public accessible Steak House Restaurant with associated car parking.

Stage 3 will see an expansion of the motel units by 12 standard units.

Stage 4 will be an expansion of the cabin Park with a further 10 two bedroom cabins and 11 one bedroom cabins

## **WASTE GENERATION**

---

Anticipated maximum waste generation is as follows:

- 97 units (52 Motel rooms + 45 cabins), non recyclable waste generation rate of 60 litres/week (9 litres/day/unit) - 900 litres/day, recyclables (1 litre/day/unit) 97 litres/day
- Future Restaurant (~600m<sup>2</sup> internal) will be difficult to average, but a conservative assumption would be similar to the Units, i.e. 900 litres/day, recyclables 97 litres/day

Total upper limit waste generation is therefore; 2000 litres/day. Industrial bins are generally between 3,000 litres and 5,000 litres. Plastic wheelie bins are normally 240 litres in size. Average daily waste will be generally less than 2000 litres as Occupancy rates are normally between 55% and 85%. Waste generation would be proportional to Occupancy.

## **PROPOSAL**

---

The proposal is for four rubbish enclosures located around the site. Two of which will be sized to hold at least one Industrial sized bin and a minimum of two wheelie bins for recyclables (refer to sketch 14 bin numbers 1 and 2 (shown in red) for location and turn paths). A typical Industrial bin is 2.5m long x 1.4m high and 1.6m wide and wheelie bins are 0.6m x 0.8m x 1.1m high. Therefore bin enclosures numbers one and two will need to be approximately 12m<sup>2</sup> in size which has been easily provided in the attached plan and site layout. The other two bin enclosures (numbers 3 & 4 also coloured red) are located near units and will be used to store rubbish in wheelie bins and sized to be at least suitable to store four wheelie bins each. The refuse stores are located at various positions around the site to allow easy access from all buildings within the development.



Immediately prior to collection, the industrial bin compound doors will be opened to allow easy access for emptying and wheelie bins will be positioned to be collected by the waste contractor.

Under normal operation the Industrial bins for the future steakhouse would be emptied every second day and the smaller compounds every third or fourth day as required depending on seasonal occupancy.

Wheelie bins will be provided within the steakhouse bin enclosure for recyclable and possibly other dry waste. It can easily accommodate up to 5 wheelie bins or 2 industrial bins. Wheelie bins for sorted recycling material is the preferred use. No perishable material will be stored in these bins.

All waste storage enclosures will be screened by 1.8m high timber fences and fitted with gates towards the access roads and have been positioned to be at least five metres off a property boundary adjoining residential land and are all greater than 3m from a external road frontage.

## **SUMMARY**

A check of the waste facilities proposed for this development indicates that there is sufficient on-site storage and good access for waste removal.

Waste Management is adequately serviced with this proposed development as:

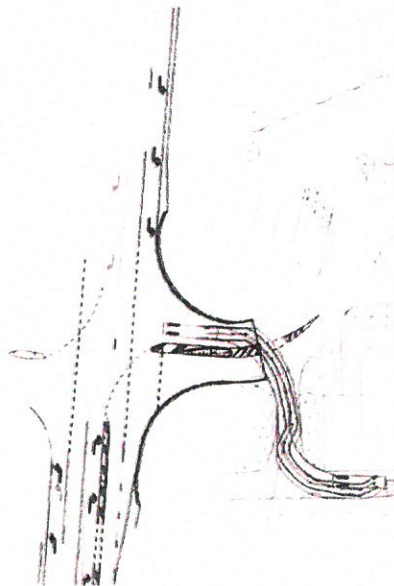
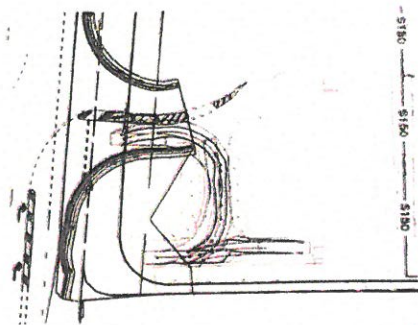
- There is adequate storage space for waste in the bin enclosures
- Recyclables are stored separately within the bin enclosures.
- The waste storage facilities are screened from neighbours and from Motel / Cabin park guests.
- There is good vehicle access to collect the waste and adequate turning space internally to ensure trucks leave the site in a forward direction (Refer to SK14)



Jeff Davey  
RPEQ 8386  
For & On Behalf Of  
**GRAHAM SCOTT & ASSOCIATES PTY LTD**

Attachment: 090084/SK14

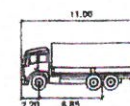




# LEGEND

FRONT LOADER  
GARBAGE TRUCK

Turnpaths created by AutoTURN



GARBAGE TRUCK FRONT LOAD  
Width : 2.50  
Track : 2.50  
Lock to Lock Time : 6.00  
Steering Angle : 59 deg

MOTEL & CABIN PARK  
DEVELOPMENT

982-996 YAAMBA  
ROAD  
PARKHURST

Dwg NO. 090084/SK14 (B)

MOTEL PARKING  
TURNPATHS



Scale:

0 5.0 20.0m 1:1000

ROCKHAMPTON  
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GRAHAM SCOTT  
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CIVIL & STRUCTURAL ENGINEERS

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