

LOT ???

BUILDING AREA 2926m²
 PARKING BAYS 42 BAYS

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/78-2021
Dated: 30 November 2021

NOTES

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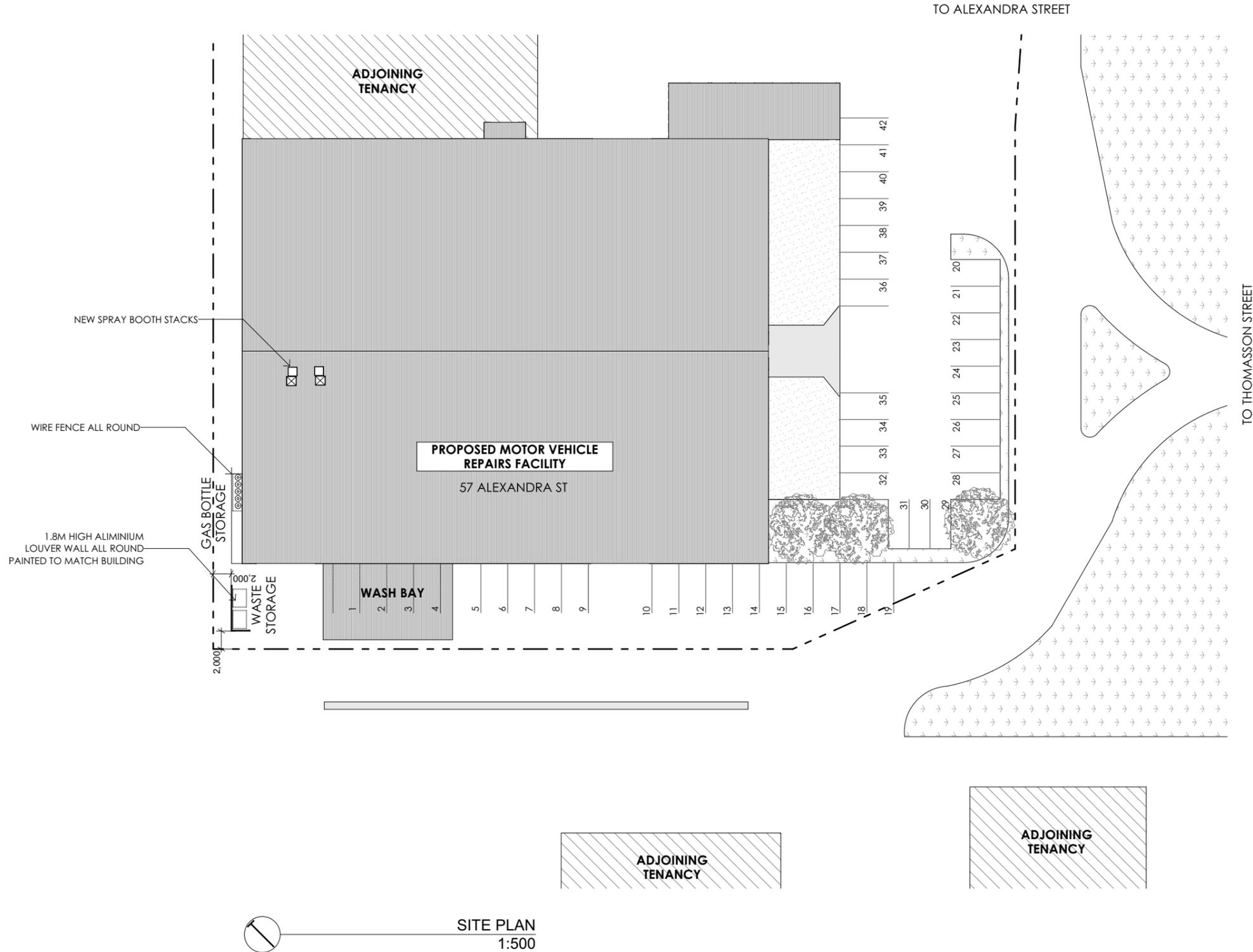
VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORKS.

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, OTHER RELEVANT CODES AND MANUFACTURERS INSTRUCTIONS / SPECIFICATIONS.

ALL SHOP DRAWINGS MUST BE APPROVED BY THE DESIGNER PRIOR TO CONSTRUCTION/MANUFACTURE

ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS

LEGEND



DA APPLICATION

REV	DATE	DESCRIPTION
G	03.06.2021	STACKS/WASTE/GAS STORAGE
F	27.05.2021	STACKS
E	24.05.2021	LAYOUT REVISIONS
D	01.04.2021	LAYOUT REVISIONS
C	18.03.2021	ISSUE FOR REVIEW
B	23.02.2021	ISSUE FOR REVIEW
A	18.01.2021	ISSUE FOR REVIEW

AR ALISHA REA
 INTERIOR DESIGN & DRAFTING
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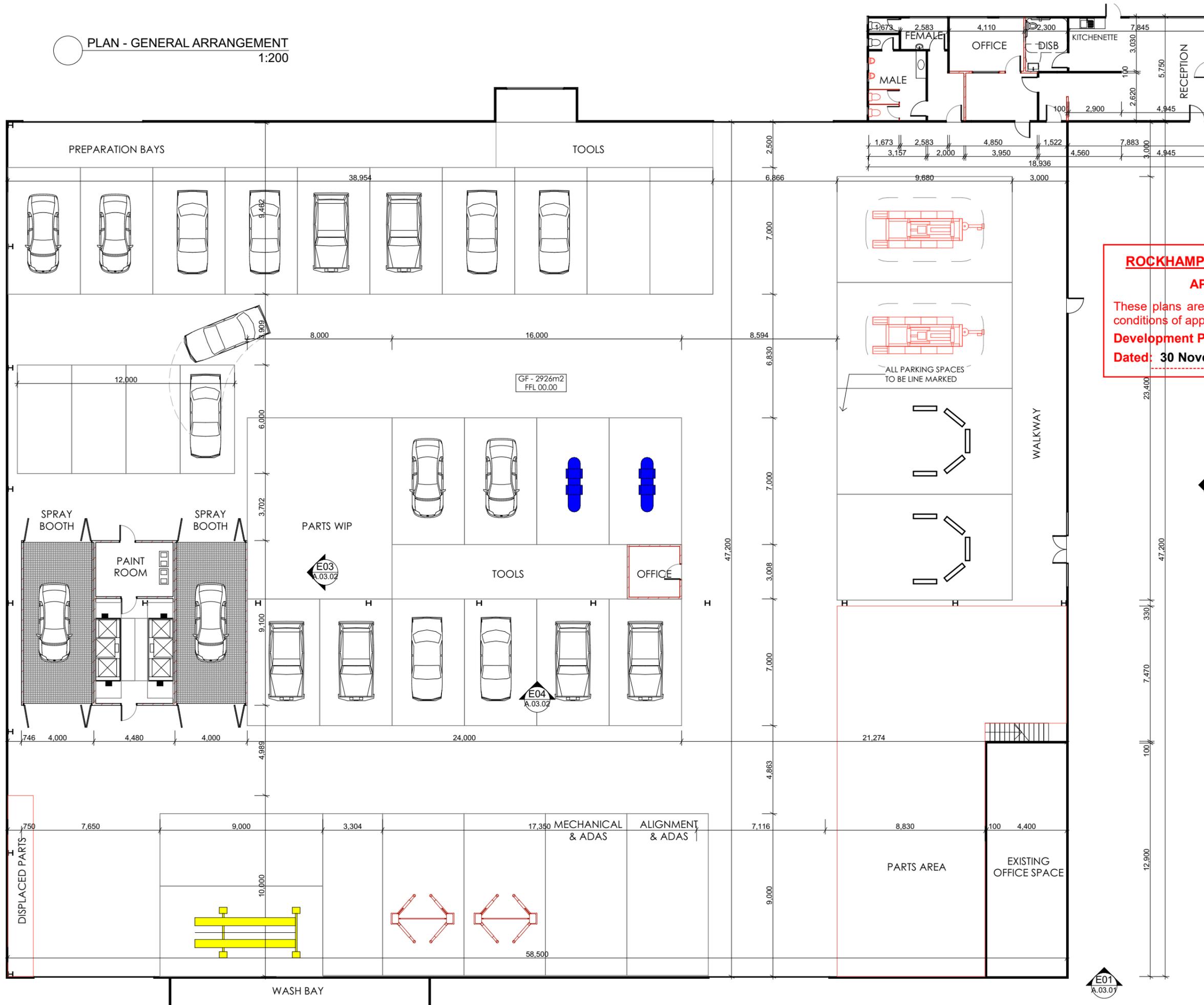
PROJECT
GEMINI ROCKHAMPTON
57 ALEXANDRA ST, PARK AVENUE, QLD

DRAWING
SITE PLAN

PROJECT NO.	DATE	SCALE
01:20	18.01.2021	1:500 @ A3

DRAWING NUMBER	REVISION
A.01.01	G

PLAN - GENERAL ARRANGEMENT
1:200



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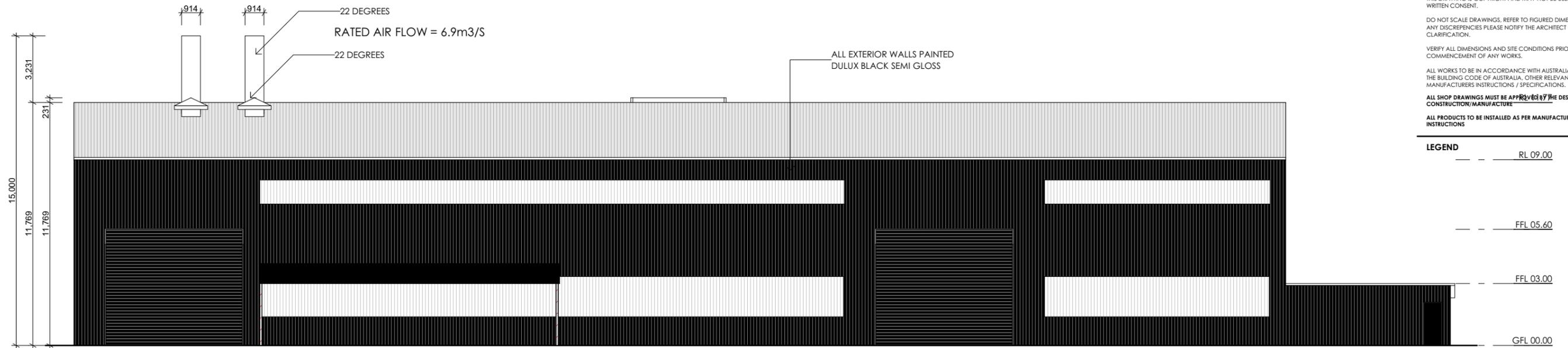
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PROJECT
GEMINI ROCKHAMPTON
 57 ALEXANDRA ST, PARK AVENUE, QLD
 DRAWING
PLAN - PROPOSED

PROJECT NO.	DATE	SCALE
01:20	18.01.2021	1:200@A3

DRAWING NUMBER	REVISION
A.02.01	C





E01 EXTERNAL ELEVATION
1:200

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E02 EXTERNAL ELEVATION
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---	RL 09.00
---	FFL 05.60
---	FFL 03.00
---	GFL 00.00

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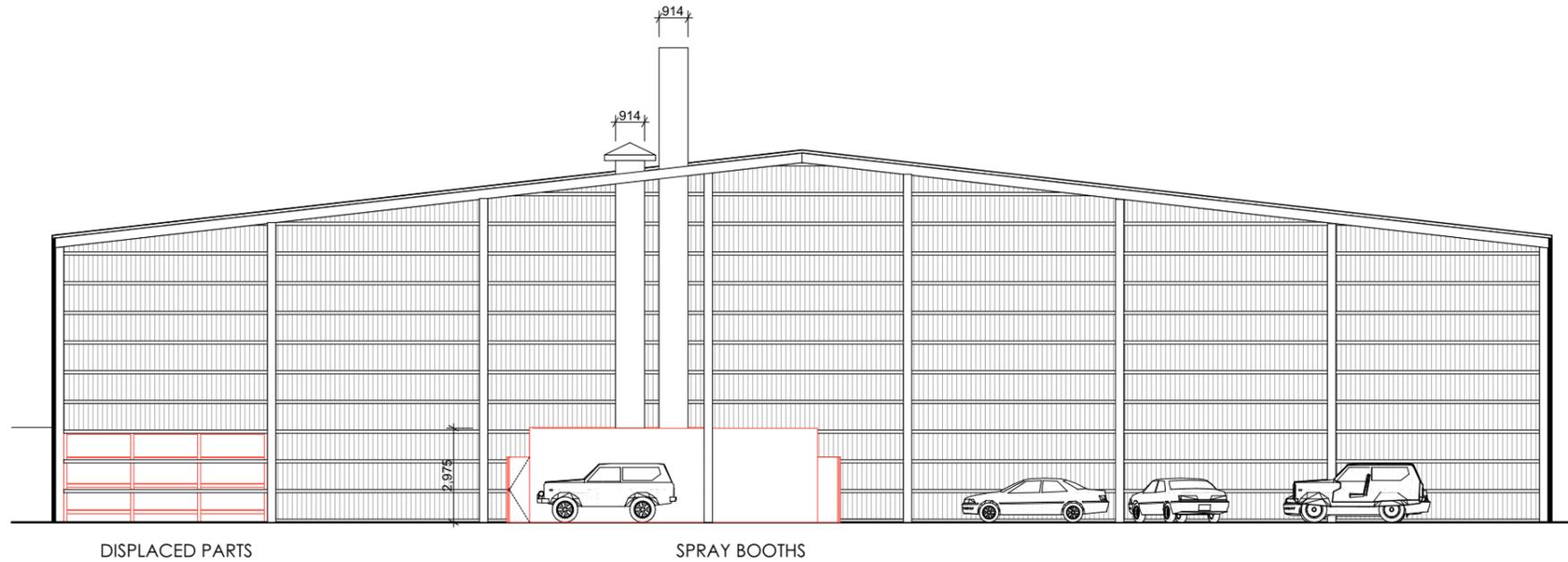
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PROJECT
GEMINI ROCKHAMPTON
57 ALEXANDRA ST, PARK AVENUE, QLD

DRAWING
EXTERNAL ELEVATIONS

PROJECT NO.	DATE	SCALE
01:20	18.01.2021	1:200

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E03 INTERNAL ELEVATION
1:200

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SPRAY BOOTHS

E04 INTERNAL ELEVATION
1:200

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Dated: 30 November 2021

TECHNICAL MEMORANDUM

Project No. 0852021

Date: 31-Mar-21

To:
Rebekah McDonald
Ethos Urban
RMcDonald@othosurban.com

From:
Chris Hewitt
Principle Engineer
McMurtrie Consulting Engineers
chris@mcmengineers.com

Re: Preliminary Engineering Advice – 57 Alexandra Street, Park Avenue QLD

McMurtrie Consulting Engineers (MCE) have been engaged by Gemini Smash Repairs (AMA Group) to provide engineering information to Ethos Urban in regard to the impact of their proposed panel workshop at 57 Alexandra Street, Park Avenue. This will include preliminary information relating to traffic impact as well as suitability of existing services.

1. Proposed Site

The Proposed site is located at 57 Alexandra Street, Park Avenue, the facility is currently occupied by multiple tenancies and has a dedicated access on both Alexandra Street and Thomasson Street. The complex in the past and present has been occupied by various industrial and commercial traders.



Figure 1.0 – Proposed Workshop Location

PROJECT

Gemini Smash Repair Business DA - 3/57 Alexandra Street,
Park Avenue (AMA Group)

DATE
31.03.2021

OUR REF.
0852021



2. Access

Alexandra Street would be the primary access of the proposed workshop. Alexandra Street is a four-lane urban arterial road with a centre median intermittently broken by CHRS right turn treatments. The street has recently been reconstructed by Rockhampton Regional Council and in doing so provided significant improvements to the previous right turn treatments and overall amenity of the roadway. As such the site access is currently of a high standard.



Figure 2.0 – Alexandra Street West -Bound



Figure 2.1 Alexandra Street East-Bound



3. Traffic Impact

This specific location has previously hosted tenancy of various commercial, retail, wholesale and industrial traders and it is anticipated that Gemini's panel workshop is unlikely to generate any significant increase to traffic generation compared to previous tenancies of this site. Consequently, MCE does not anticipate the need for any upgrade or augmentation to current access arrangements.

4. Services

The Proposed site is well serviced and has existing 150mm water and a 150mm sewer connections provided by Rockhampton Regional Council, MCE expects that the demand on these services would be well within the service limits of this infrastructure.

5. Stormwater

Stormwater arrangements on the site will stand unchanged, the development will not be altering the quantity nor quality of stormwater runoff.



Figure 4.0 – Rockhampton Regional Council Underground Infrastructure

PROJECT

Gemini Smash Repair Business DA - 3/57 Alexandra Street,
Park Avenue (AMA Group)

DATE
31.03.2021

OUR REF.
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Figure 4.1 – Existing 150dia water connection

MCE believes there to be no impediment from a services (water and sewer) and traffic perspective to the approval of the development application.

Kind regards,

Chris Hewitt

Principal Engineer