

Gracelyn Tavern - Site Plan

new double width concrete crossover to council requirements

hardstand area to landscape architect detail

pylon signage

existing roundabout refuge island

shade trees & planting beds to streetscape
see landscape architect documents

new concrete pathway to streetscape

angled street parking to council requirements
21 cars shown 5.4m x 2.5m ea

garden beds / planting to landscape architect detail

3m wide landscape buffers to north & east boundaries

ROCKHAMPTON REGIONAL COUNCIL
AMENDED PLANS APPROVED
24/17/2013
DATE

These plans are approved subject to the current
conditions of approval associated with
Development Permit No. AF-31-16-215 dated 14/12/2007

- Legend
- pedestrian pathway
 - secondary pedestrian access points
 - primary pedestrian entrance / pavilion

Site Information

Project Description:

Proposed Hotel and Shop

Site Description:

Lot 506 & 507 on RP2642

Local Authority:

Rockhampton Regional Council

Site Area:

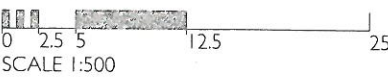
7535m²

Site Cover:

2452m² (33%)

A	15.03.2013 DA SUBMISSION	GMK
P3	18.02.2013 DRAFT DA	OGE
P2	23.01.2013 DRAFT DA - revised function rm	OGE
P1	19.12.2012 DRAFT DA SUBMISSION	OGE

DA SUBMISSION PERMISSIBLE CHANGE DOCUMENTATION



PROJECT
Gracelyn Tavern
Lawrie Street
Gracemere

O.G.E Group Pty. Ltd.
Reg. No. 4212

G44 The Vharf Complex
125 Parkyn Parade, Mooloolaba Q 4575

PO Box 1687
Buddina Q 4575

design@ogegroup.com.au
www.ogegroup.com.au

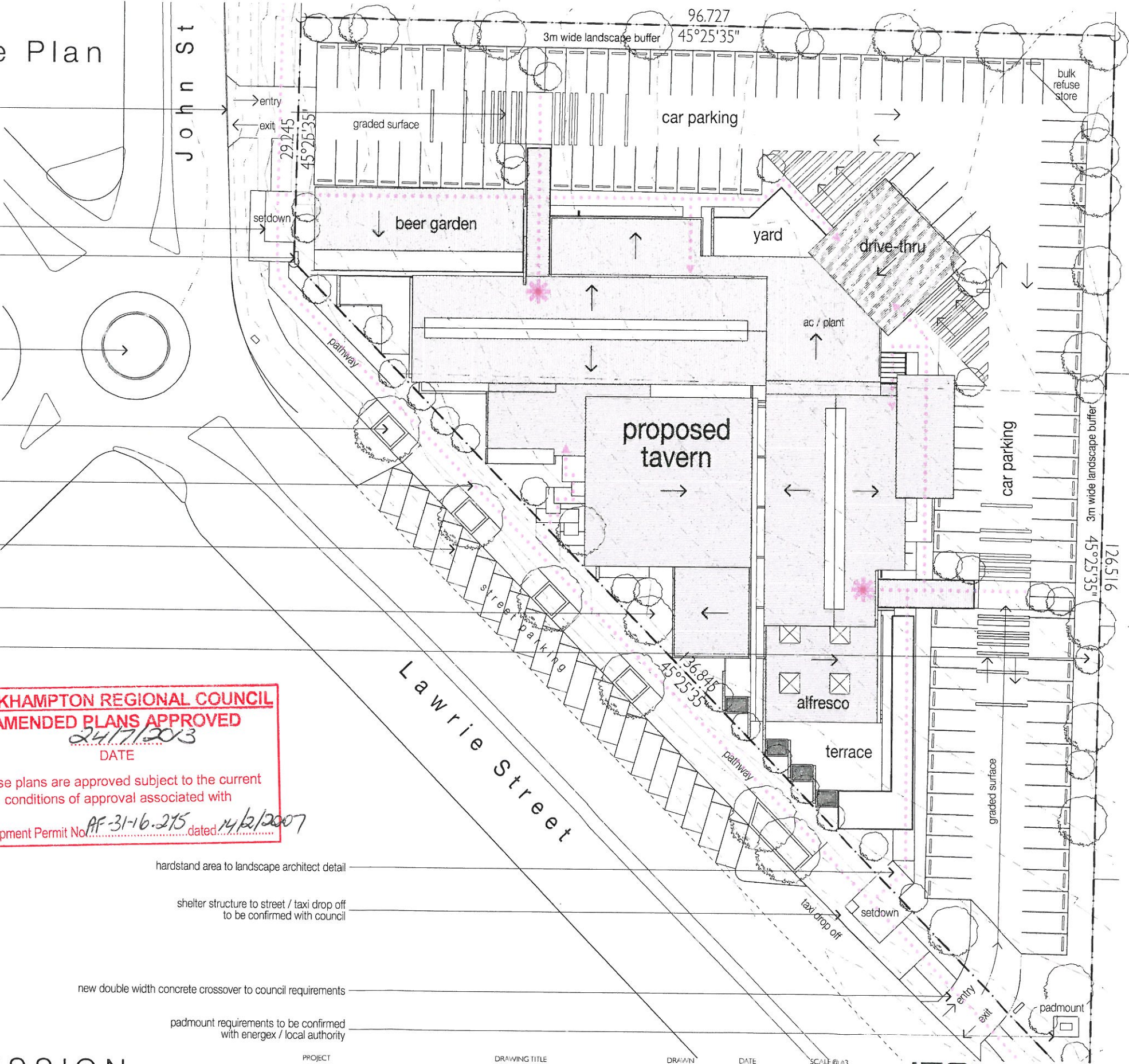
T 5444 8883
F 5444 8887

DRAWING TITLE
Site Plan
CLIENT
Glen Lynch

DRAWN
OGE
PROJECT No.
12225

DATE
15/03/13
DRAWING No.
DA1.01

SCALE @ A3
1:500
ISSUE No.
A



Gracelyn Tavern - Ground Floor - Area Plan



AREAS TABLE 1 :
CALCULABLE GFA TO ASSESS PARKING

GROUND FLOOR	
Public Bar	135m²
Sports Bar & TAB	99m²
Beer Garden	156m²
Gaming	117m²
Bistro	176m²
Executive Bar & Lounge	50m²
AI Fresco	138m²
Meeting Room	78m²
TOTAL GROUND FLOOR	945m²

FIRST FLOOR	
Functions Room	231m²

TOTAL (CARPARKING) AREA * 1,180m²

Car parking requirements :
1 car / 10m² calculable GFA
(refer to planning report provided)

Cars Required	118 cars
Cars Provided	118 cars

AREAS TABLE 2 :
TOTAL GROSS FLOOR AREAS

GROUND FLOOR GFA	2,453m²
FIRST FLOOR GFA	502m²

TOTAL GFA** 2,955m²

** includes GFA of areas used to calculate parking
as shown above + all other building areas, both enclosed
and unenclosed, under roof.

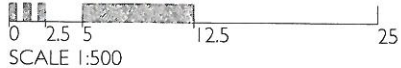
ROCKHAMPTON REGIONAL COUNCIL
AMENDED PLANS APPROVED
24/7/2013
DATE

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

Development Permit No. 99-31-16-275 dated 14/6/2007

A	15.03.2013 DA SUBMISSION	GMK
P3	18.02.2013 DRAFT DA	OGE
P2	23.01.2013 DRAFT DA - revised function rm	OGE
P1	19.12.2012 DRAFT DA SUBMISSION	OGE

DA SUBMISSION
PERMISSIBLE CHANGE DOCUMENTATION



PROJECT
Gracelyn Tavern
Lawrie Street
Gracemere

DRAWING TITLE
Ground Floor - Area Plan

CLIENT
Glen Lynch

DRAWN
OGE

PROJECT No.
12225

DATE
15/03/13

DRAWING No.
DA2.01

SCALE @ A3
1:500

ISSUE No.
A

O.G.E Group Pty Ltd.
Reg. No. 4212

G44 The Wharf Complex
125 Parkyn Parade, Mooloolaba Q 4557

PO Box 1687
Buddina Q 4575

design@ogegroup.com.au
www.ogegroup.com.au

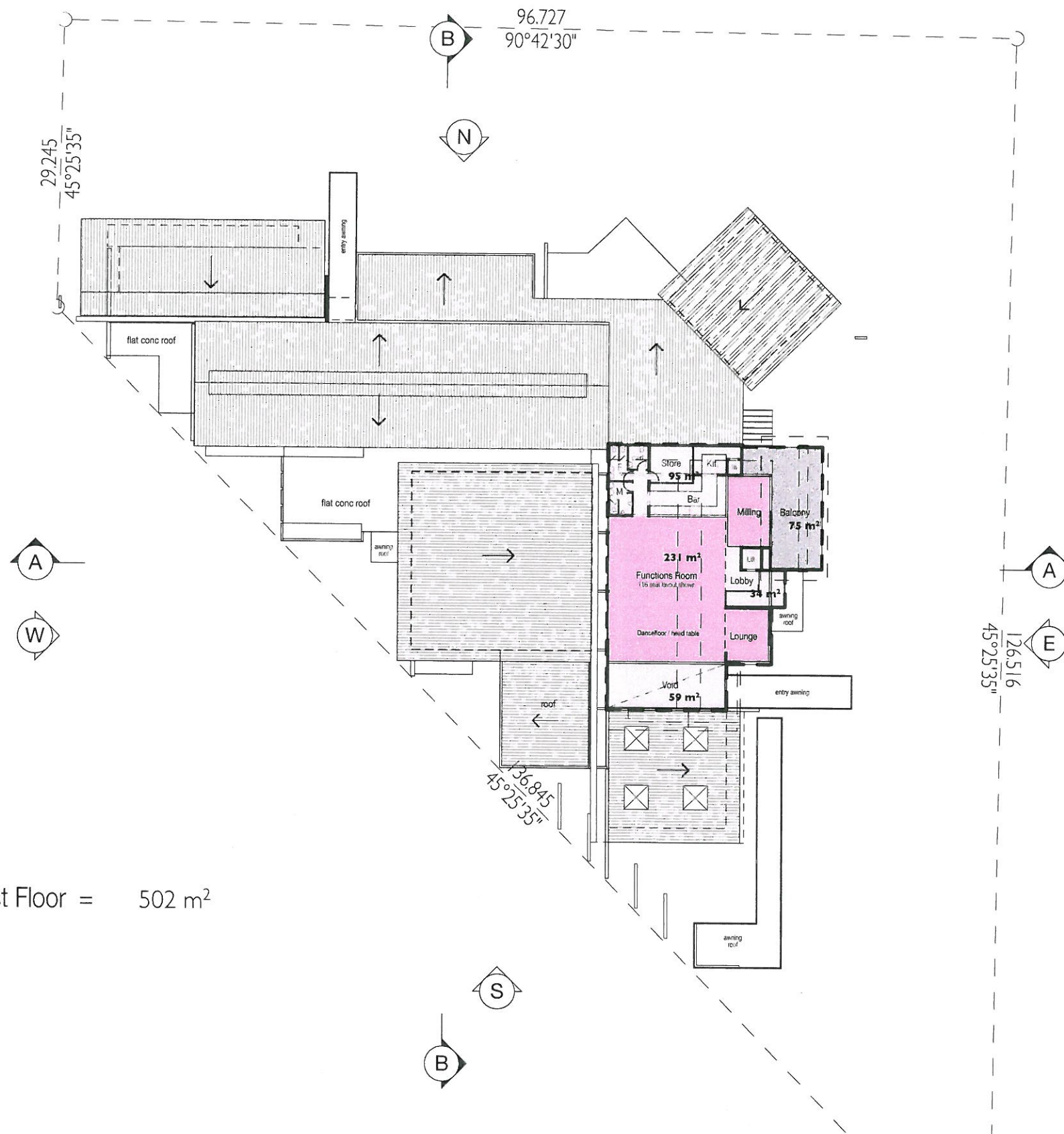
T 5444 8883
F 5444 8887

JTC
CONSULTING
ENGINEERS

O.G.E
GROUP
ARCHITECTS



Gracelyn Tavern - First Floor - Area Plan



 CALCULABLE GFA TO ASSESS PARKING

 TOTAL GROSS FLOOR AREAS

AREAS:
REFER TO TABLE 1 & 2 ON PREVIOUS
DRAWING DA2.01

 TOTAL GFA First Floor = 502 m²

ROCKHAMPTON REGIONAL COUNCIL
AMENDED PLANS APPROVED
24/7/2013
DATE
These plans are approved subject to the current
conditions of approval associated with
Development Permit No. *AF-31-16-275* dated *14/2/2007*

A 15.03.2013 DA SUBMISSION GMK
P3 18.02.2013 DRAFT DA OGE
P2 23.01.2013 DRAFT DA - revised function rm OGE
P1 19.12.2012 DRAFT DA SUBMISSION OGE

DA SUBMISSION
PERMISSIBLE CHANGE DOCUMENTATION

0 2.5 5 12.5 25
SCALE 1:500

PROJECT
Gracelyn Tavern
Lawrie Street
Gracemere

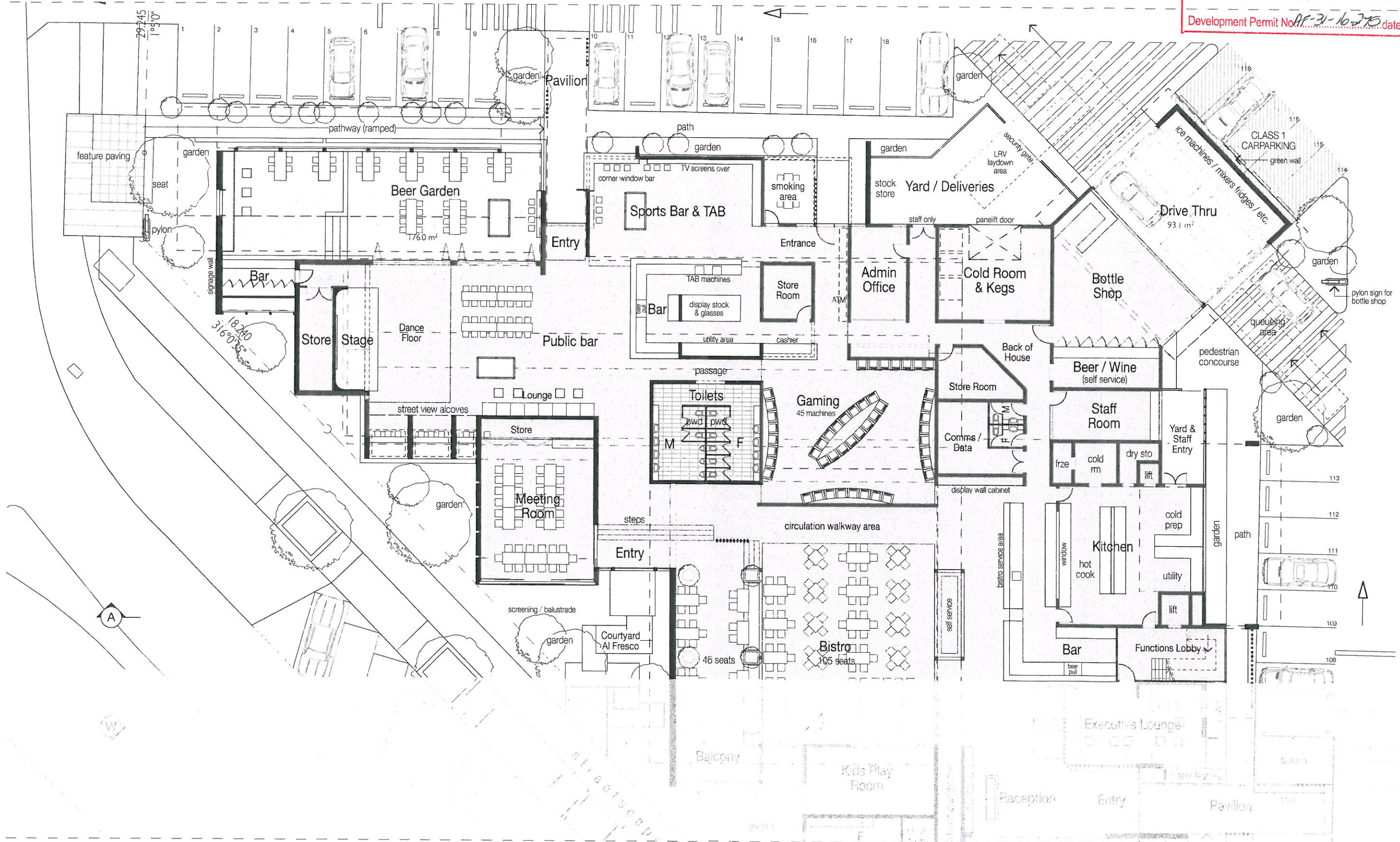
DRAWING TITLE
First Floor - Area Plan
CLIENT
Glen Lynch

DRAWN
OGE
DATE
15/03/13
SCALE @ A3
1:500
PROJECT No
12225
DRAWING No
DA2.02
ISSUE No
A
design@ogegroup.com.au
www.ogegroup.com.au
T 5444 8883
F 5444 8887

O.G.E Group Pty. Ltd.
Reg No. 4212
G44 The Wharf Complex
125 Parkyn Parade, Mooloolaba Q 4557
PO Box 1687
Buddina Q 4575

JTC
CONSULTING
ENGINEERS
O.G.E
GROUP
ARCHITECTS

Gracelyn Tavern - Ground Floor Plan (part 1)



A	15.03.2013	DA SUBMISSION	GMK
P3	18.02.2013	DRAFT DA	OGE
P2	23.01.2013	DRAFT DA - revised function rm	OGE
P1	19.12.2012	DRAFT DA SUBMISSION	OGE

DA SUBMISSION

PERMISSIBLE CHANGE DOCUMENTATION



PROJECT
Gracelyn Tavern
Lawrie Street
Gracemere

O.G.E Group Pty. Ltd.
Reg. No. 4212

DRAWING TITLE
Ground Floor Plan (part 1)

CLIENT
Glen Lynch

G44 The Wharf Complex
125 Parkyn Parade, Mooroolbarn Q 4557

DRAWN
OGE

PROJECT No
12225

design@ogegroup.com.au
www.ogegroup.com.au

DATE
15/03/13

DRAWING No.
DA2.04

SCALE @ A3
1:250

ISSUE No
A

T 5444 8883
F 5444 8887

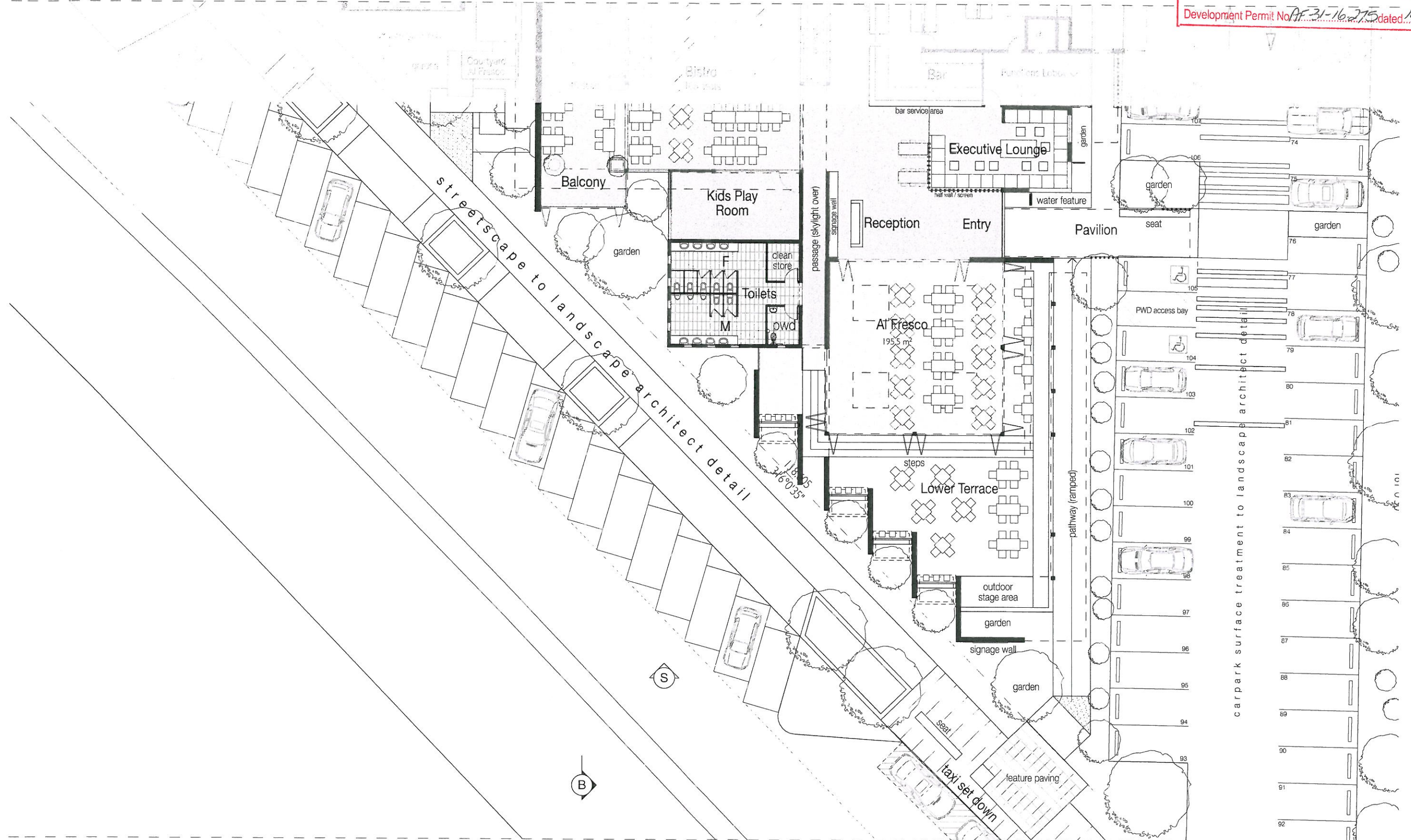


JTC
CONSULTING
ENGINEERS

O.G.E.
GROUP



Gracelyn Tavern - Ground Floor Plan (part 2)



A 15.03.2013 DA SUBMISSION
P3 18.02.2013 DRAFT DA
P2 23.01.2013 DRAFT DA - revised function rm
P1 19.12.2012 DRAFT DA SUBMISSION

GMK
OGE
OGE
OGE

DA SUBMISSION PERMISSIBLE CHANGE DOCUMENTATION

0 1.25 2.5 6.25 12.5
SCALE 1:250



PROJECT
Gracelyn Tavern
Lawrie Street
Gracemere

DRAWING TITLE
Ground Floor Plan (part 2)

CLIENT
Glen Lynch

DRAWN
OGE

PROJECT No
12225

DATE
15/03/13

DRAWING No.
DA2.05

SCALE (A3)
1:250

ISSUE No
A

O.G.E Group Pty. Ltd.
Reg No. 4212

G44 The Wharf Complex
125 Parkyn Parade, Mooloolaba Q 4557

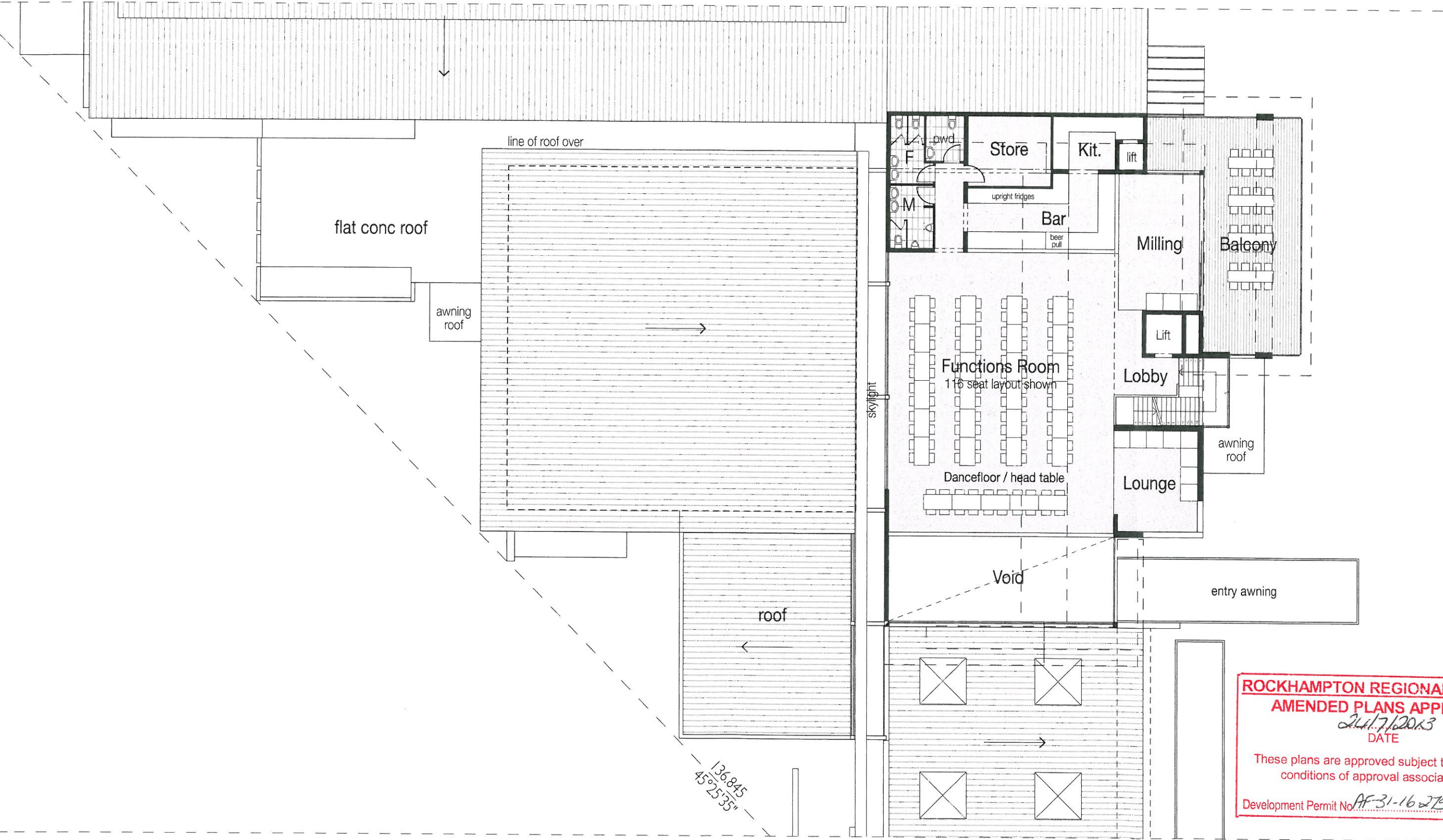
PO Box 1687
Buddina Q 4575

design@ogegroup.com.au
www.ogegroup.com.au

T 5444 8883
F 5444 8887



Gracelyn Tavern - First Floor Plan



ROCKHAMPTON REGIONAL COUNCIL
AMENDED PLANS APPROVED
24/7/2013
DATE
These plans are approved subject to the current
conditions of approval associated with
Development Permit No AF-31-16-275 dated 14/2/2007

A 15.03.2013 DA SUBMISSION GMK
P3 18.02.2013 DRAFT DA OGE
P2 23.01.2013 DRAFT DA - revised function rm OGE
P1 19.12.2012 DRAFT DA SUBMISSION OGE

DA SUBMISSION
PERMISSIBLE CHANGE DOCUMENTATION

0 1.252.5 6.25 12.5
SCALE 1:250



PROJECT
Gracelyn Tavern
Lawrie Street
Gracemere

DRAWING TITLE
First Floor Plan
CLIENT
Glen Lynch

DRAWN
OGE
PROJECT No
12225
DATE
15/03/13
DRAWING No
DA2.06
SCALE @ A3
1:200
ISSUE No
A
T 5444 8883
F 5444 8887

OGE Group Pty Ltd.
Reg No. 4212
G44 The Wharf Complex
125 Parkyn Parade, Mooloolaba Q 4557

PO Box 1687
Buddina Q 4575

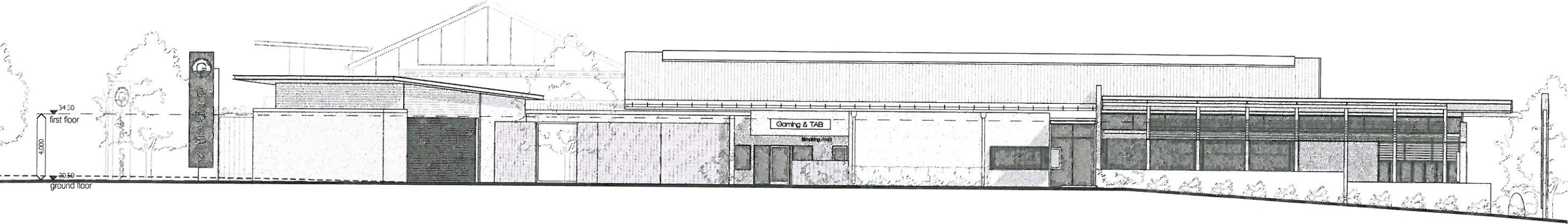
design@ogegroup.com.au
www.ogegroup.com.au

JTC
CONSULTING
ENGINEERS

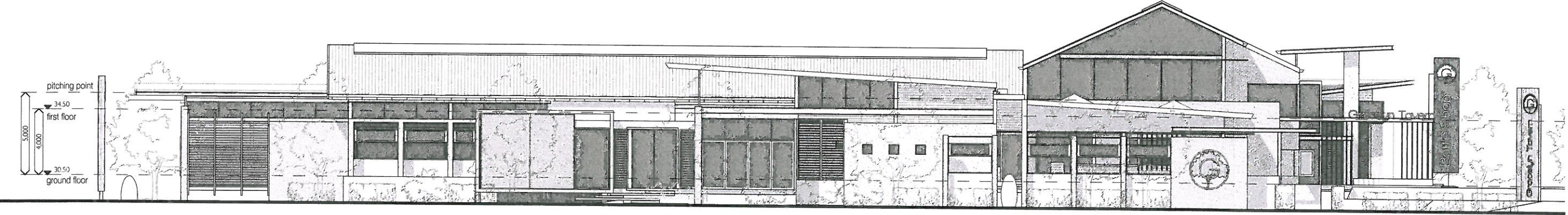
O.G.E.
GROUP



Gracelyn Tavern - Elevations 1



North Elevation



South Elevation

ROCKHAMPTON REGIONAL COUNCIL
AMENDED PLANS APPROVED
24/1/2013
DATE
These plans are approved subject to the current
conditions of approval associated with
Development Permit No. 31-16-275 dated 14/12/2007

A	15.03.2013 DA SUBMISSION	GMK
P3	18.02.2013 DRAFT DA	OGE
P2	23.01.2013 DRAFT DA - revised function rm	OGE
P1	19.12.2012 DRAFT DA SUBMISSION	OGE

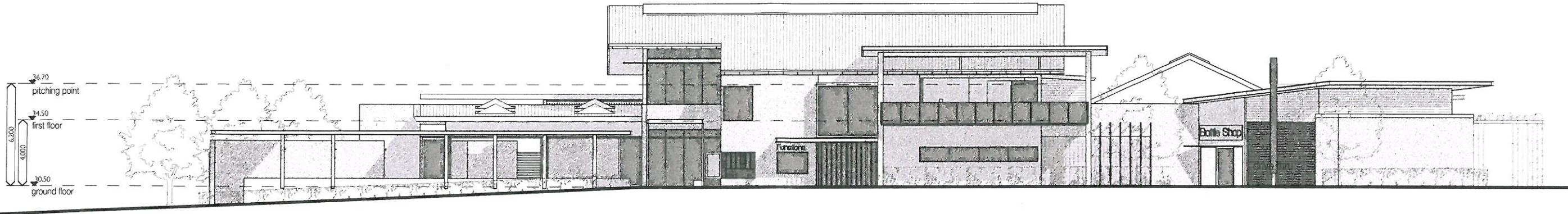
DA SUBMISSION
PERMISSIBLE CHANGE DOCUMENTATION



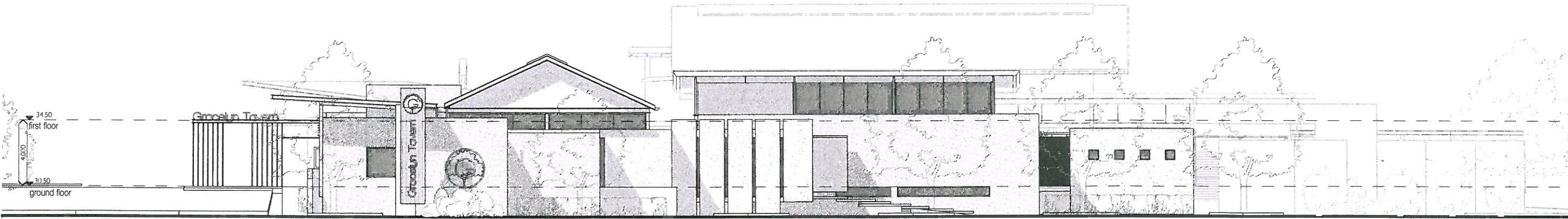
PROJECT Gracelyn Tavern Lawrie Street Gracemere	DRAWING TITLE Elevations 1	CLIENT Glen Lynch	DRAWN OGE	DATE 15/03/13	SCALE @ A3 1:250
OGE Group Pty. Ltd. Reg. No. 4212	G44 The Wharf Complex 125 Parkyn Parade, Mooloolaba Q 4557	PO Box 1687 Buddina Q 4575	design@ogegroup.com.au www.ogegroup.com.au	T 5444 8883 F 5444 8887	PROJECT No. 12225
			DRAWING No. DA3.01	ISSUE No. A	



Gracelyn Tavern - Elevations 2



East Elevation



West Elevation

ROCKHAMPTON REGIONAL COUNCIL
AMENDED PLANS APPROVED
24/17/2013
DATE
These plans are approved subject to the current
conditions of approval associated with
Development Permit No. AF-31-16-275 dated 14/2/2007

A 15.03.2013 DA SUBMISSION GMK
P3 18.02.2013 DRAFT DA OGE
P2 23.01.2013 DRAFT DA - revised function rm OGE
P1 19.12.2012 DRAFT DA SUBMISSION OGE

DA SUBMISSION
PERMISSIBLE CHANGE DOCUMENTATION

0 1.25 2.5 6.25 12.5
SCALE 1:250

PROJECT
Gracelyn Tavern
Lawrie Street
Gracemere

DRAWING TITLE
Elevations 2
CLIENT
Glen Lynch

DRAWN
OGE
DATE
15/03/13
SCALE @ A3
1:250
PROJECT No
12225
DRAWING No.
DA3.02
ISSUE No
A

O.G.E Group Pty Ltd. G44 The Wharf Complex PO Box 1687
Reg. No. 4212 125 Parkyn Parade, Mooloolaba Q 4557 Buddina Q 4575
design@ogegroup.com.au T 5444 8883
www.ogegroup.com.au F 5444 8887

