

15 October 2006

The Chief Executive Officer  
Rockhampton City Council  
Bolsover Street  
Rockhampton Q 4700

Attention :- Planning and Development Department - Cameron Wyatt

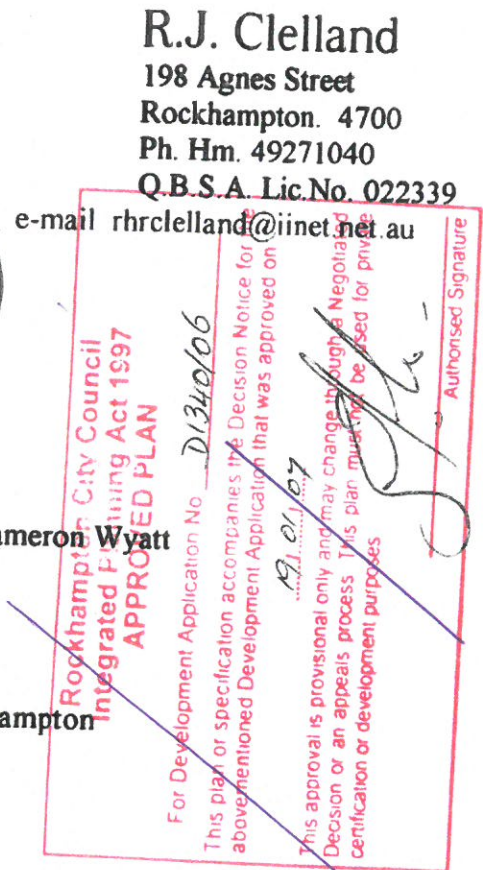
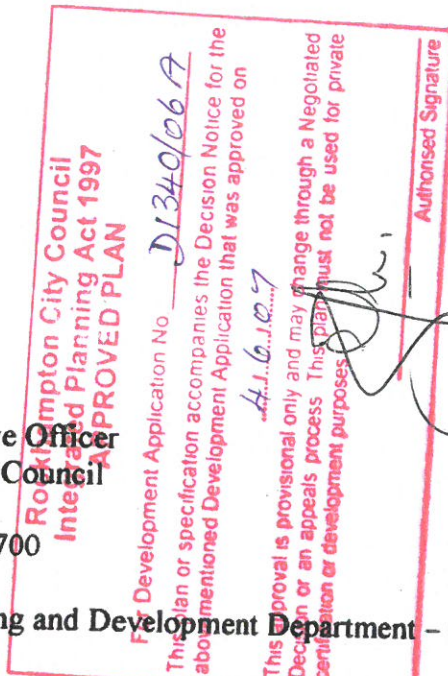
DEVELOPMENT APPLICATION No D - 1340/2006

Project :- Alterations to Parkhurst Tavern - North Rockhampton

Subject :- Response to Information Request

Dear Sir,

- Item 1 Each window and exit door will have a permanent sun protection awning over. Shown on submitted application drawings but not clearly noted. Constructed of powdercoated steel frame with colorbond corrugated roof sheeting over.  
Note: windows facing South will not have sun penetration. Amended plans show awnings.
- Item 2 There are 3 external materials - A. 190 thick reinforced concrete blockwork  
B. Steel roofing material with insulation  
C. Glazing to be installed as per Australian Standards with safety glass & laminated glass  
The carpark and bottle drive through has lighting attached to existing 3 power poles. This lighting is supplied, installed and maintained by Ergon and called 'Night Watchman'. It operates from sundown to sunup. My client pays a monthly fee for this service.
- Item 3 I have redesigned the Bistro toilets for the Male & Female to have their entrances now 6000 apart.  
The Public Bar toilets have been redesigned to accommodated being 5000 apart.



R.J. Clelland

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Item 4 The area between toilets, kitchen and bistro at roof level is exposed to the weather.

- Two main reasons :-
- A. 2 valleys gutter coming together entering into eaves gutters physically cannot be constructed, would need to be a box gutter – expensive to construct and not good construction practice as would lead to water leaks inside the Building.
  - B. To introduce some natural light into the Bistro around that area, a gap of approx. 1200 would give light and show non growing landscaping. This area would not be egress or access for the public as only staff would have access via a 2000 high lockable timber gate.

The area at the rear of the Tavern is also protected by 2 x 2000 high colorbond fences shown on the site plans. I am advised that there is an internal & external security system which I cannot show the locations of because I am not able to access that information because of obvious reasons.

Item 5 We have shown an area for the location of 30 bicycles on the amended site plan as required by Parking & Access Code. and will be implement the requirement.

However this area will never be used as per the Parking & Access Code requirements and could better be left as landscaping.

The majority of people who ride bicycles are under 18 years old [ non drinking age ]. Single people & families do not ride bicycles to Taverns or Hotels for a day or night out.

Bicycles are for transport and especially nowadays for health and exercise. Exercise bicycles are generally found in gymnasiums and riding a bicycle to a Tavern or Hotel is not for health or exercise.

‘ Who thought this one up ‘

Item 6 When you visit the site you will find that the landscaping noted on the existing and proposed drawings are the same and have been established for between 10 & 13 years. We have 24% of the site landscaped which 14% more than required. No new landscaping is planned.

Item 7 A. On architectural plans that have unused or excess site space, we generally say ‘ for future expansion ‘ without knowing what the space could be used for giving the owner options. In this case we will withdraw the notation ‘ future expansion area ‘ as nothing has been planned and we can’t provide you with any proposals.

B The matter of a pedestrian access from the adjacent site [ MCU application ] is a contentious issue, as my client was unaware that the plans for the adjacent development had been submitted with pedestrian access to his property. Only when viewing the plans at your Council Office he became aware of this information. Since then there has been, brief discussions with nothing resolved now or in the near future.

My client therefore asks that you treat this as a stand alone application as submitted.

A separate application and documents are being prepared for the Health Department.

Client **Mr. T. Morrow**  
Project **Alterations to Parkhurst Tavern**  
Location **Parkhurst North Rockhampton**

Designed **R. J. Clelland**  
ARCHITECTURAL TECHNICIAN  
Q.B.S.A. LIC. No. 22339

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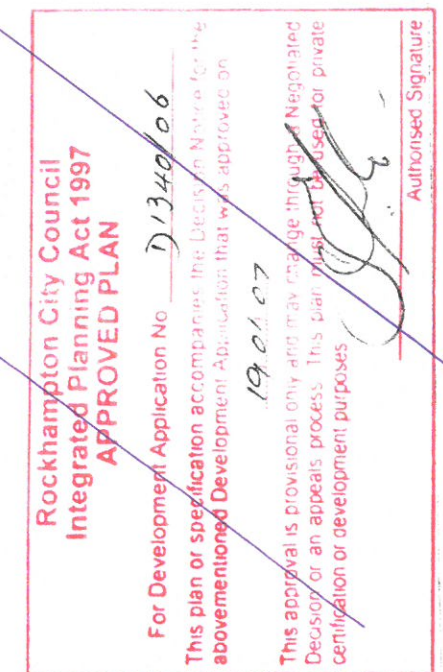
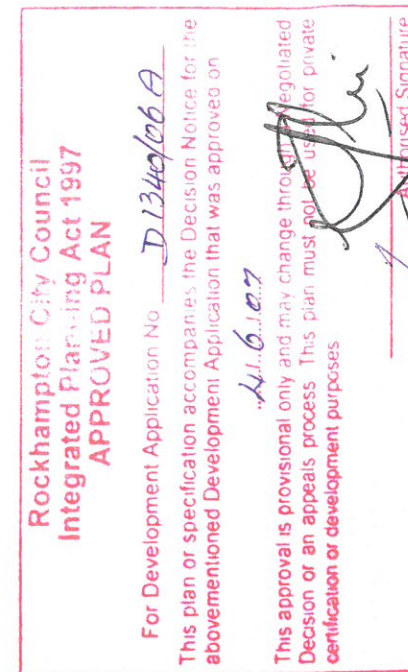
Dwg No **MCU1'A'-MCU5'A'**

Date **15.10.2006**

Scale **1:200 1:500**

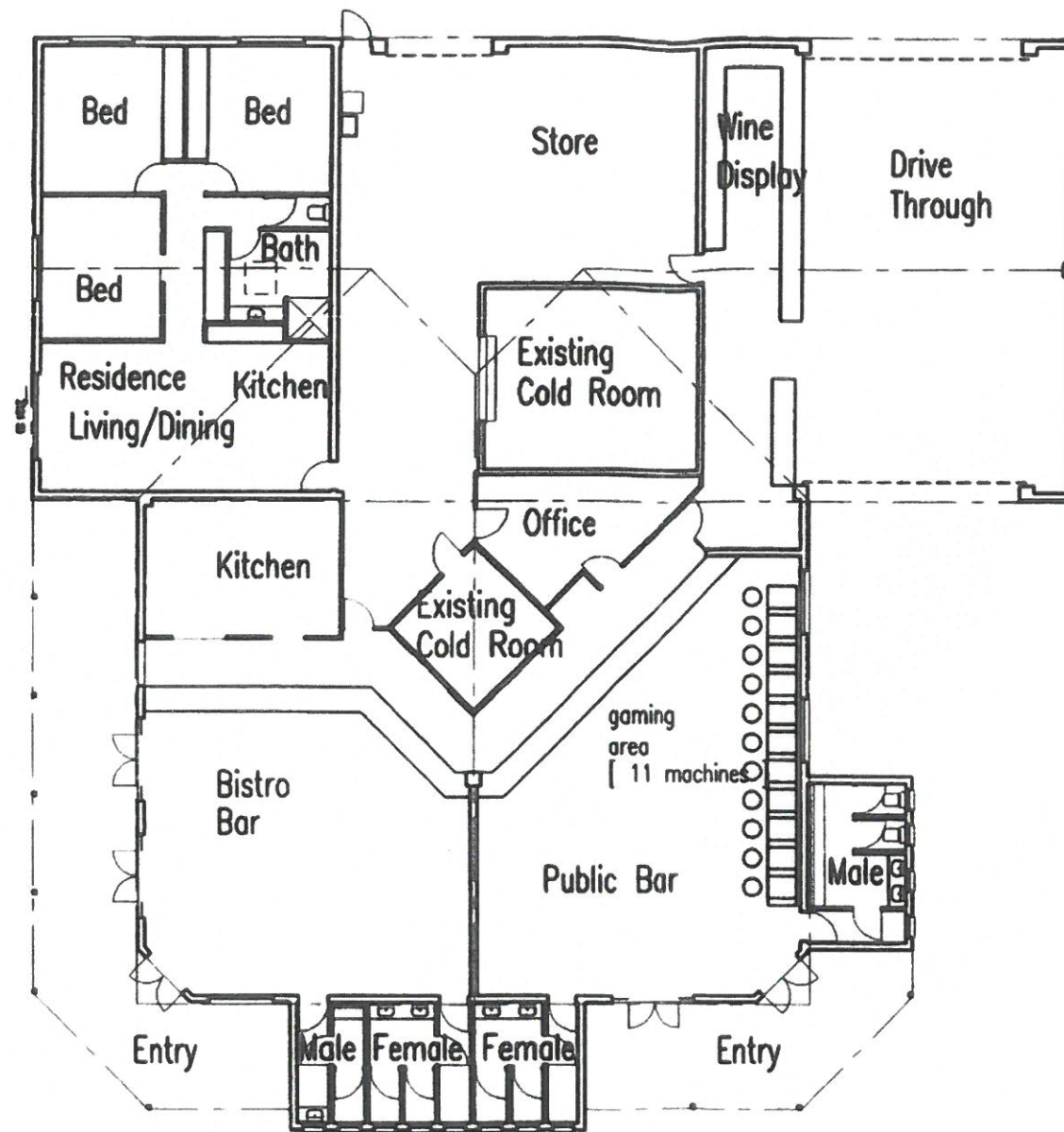
Amendments

**DO NOT SCALE DRAWING - CHECK ALL DIMENSIONS  
ON SITE BEFORE CONSTRUCTION**





Existing Plan  
Scale 1:200



Rockhampton City Council  
Integrated Planning Act 1997  
**APPROVED PLAN**

For Development Application No. D1340/06A  
This plan or specification accompanies the Decision Notice for the above-mentioned Development Application that was approved on 24.10.06

This approval is provisional only and may change through a Negotiated Decision or an appeals process. This plan must not be used for private certification or development purposes

Authorised Signature

Rockhampton City Council  
Integrated Planning Act 1997  
**APPROVED PLAN**

For Development Application No. D1340/06  
This plan or specification accompanies the Decision Notice for the above-mentioned Development Application that was approved on 19.01.07

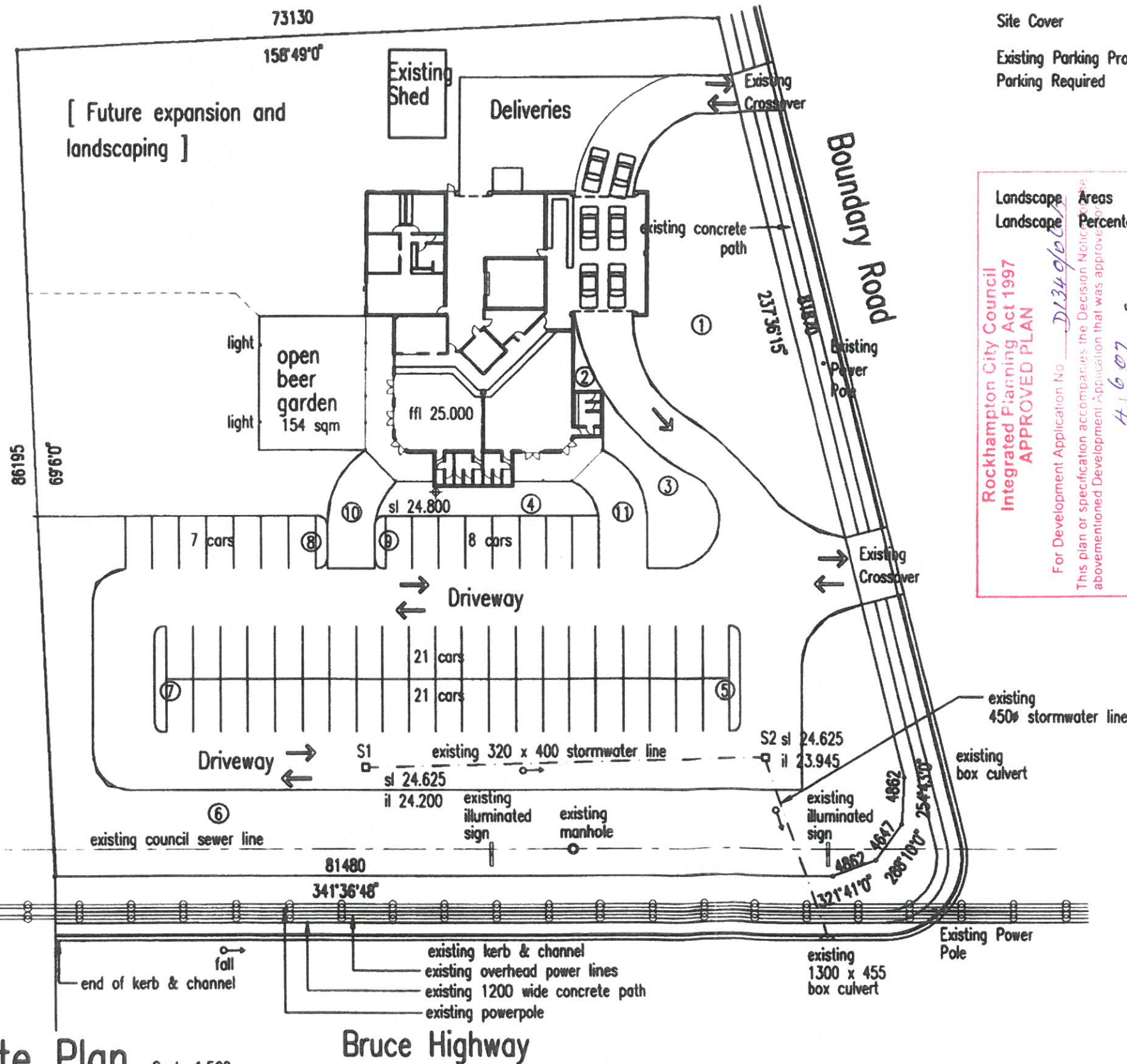
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Authorised Signature

MCU1'A'







Site Area	7232 sqm									
Gross Floor Area	788 sqm	[Residential Unit 112 sqm] [Non-Residential 676 sqm]								
Site Cover	10.90%									
Existing Parking Provided	57 cars									
Parking Required	Residential Unit Non Residential Total required	<table border="0"> <tr> <td>1 car</td> <td></td> </tr> <tr> <td>37 cars</td> <td>[ 1 car per</td> </tr> <tr> <td><hr/></td> <td></td> </tr> <tr> <td>38 cars</td> <td></td> </tr> </table>	1 car		37 cars	[ 1 car per	<hr/>		38 cars	
1 car										
37 cars	[ 1 car per									
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38 cars										

$$\frac{1 \text{ car}}{37 \text{ cars}} \left[ \frac{1 \text{ car}}{\text{per } 20 \text{ sqm}} \right]$$

Landscaped Area	1908.6 sqm	①	532 sqm
Landscaped Percentage	26.4%	②	10 sqm
		③	95 sqm
		④	73 sqm
		⑤	13 sqm
		⑥	1114 sqm
		⑦	13 sqm
		⑧	6 sqm
		⑨	6 sqm
		⑩	23.3 sqm
		⑪	23.3 sqm
<b>Total</b>	<b>1908.6 sqm</b>		

**Total**     **1908.6 sqm**

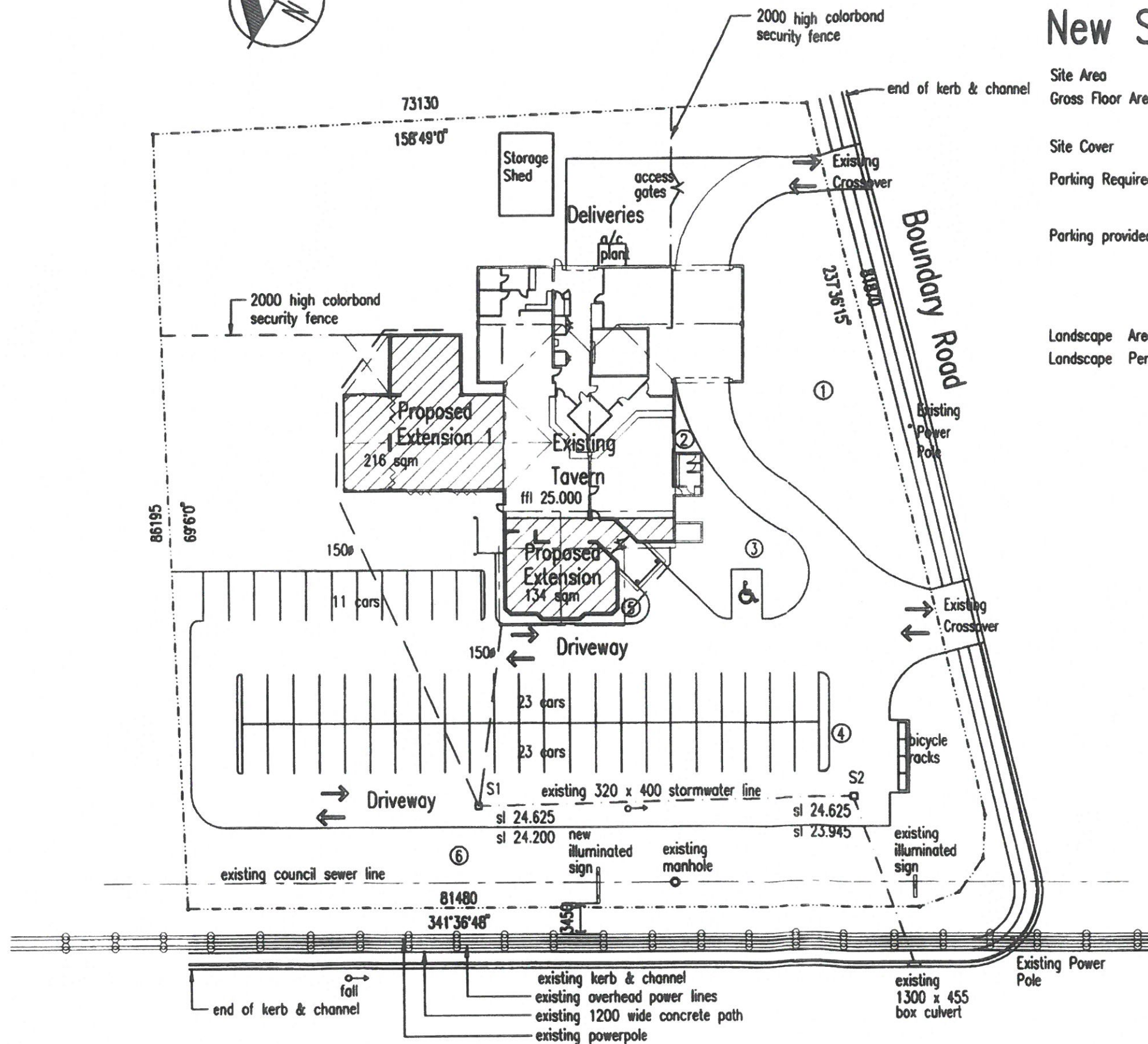
S1 existing 700 x 700 x 425 deep stormwater sump  
S2 existing 700 x 700 x 680 deep stormwater sump

existing downpipes discharge over ground as site is almost flat - 500 crossfall from North - East corner to South - West corner [ 123 M ] - 1 in 245  
all existing carpark water drains to S1 & S2

## Existing Site Plan

MCU3'A'





# Proposed Site Plan

Scale 1:500

Bruce Highway

## New Statistics

Site Area	7232 sqm
Gross Floor Area	1138 sqm
Site Cover	15.70%
Parking Required	Non Residential 57 cars
Parking provided on site	Total required 57 cars
	58 cars

Landscape Areas	1740 sqm
Landscape Percentage	24.0%

[Increase of 350 sqm]  
[Non-Residential 1138sqm]

57 cars
57 cars
58 cars

①	532 sqm
②	10 sqm
③	152 sqm
④	13 sqm
⑤	33 sqm
⑥	1000 sqm

Total 1740 sqm

## Legend

- S1 existing 700 x 700 x 425 deep stormwater sump
- S2 existing 700 x 700 x 680 deep stormwater sump

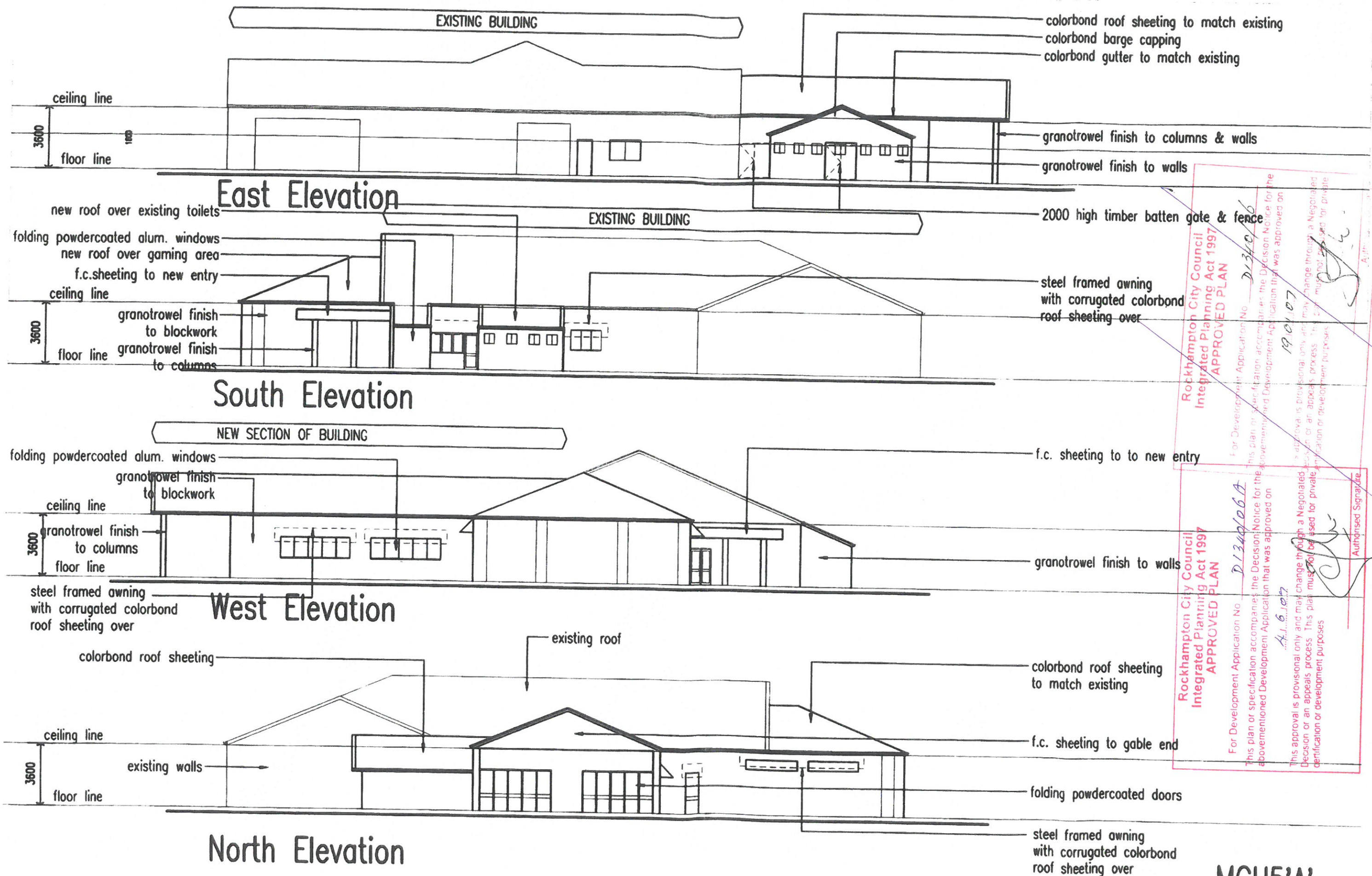
## Note

existing downpipes to remain as is  
stormwater from new areas piped via 150mm UPVC to sump S1

new illuminated sign 11500 high 4000 wide  
see attached plan

MCU4'A'





MCU5'A'





**Legend**

- Essements
- Property Parcels (Main)
- Roads
- Main Roads
- Major Council Roads
- Standard Council Roads
- Access Roads
- Private Roads
- Unconstructed
- Ocean
- Rivers
- DCDB Parks
- National Park
- Reserves
- State Forest
- Image
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- Image
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

Landscaping Areas