

1 Location Plan
A-DA-0001 1 : 500

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/28-2023
Dated: 10 May 2023

DEVELOPMENT INFORMATION	
LOT 100 LEICHHARDT HOTEL 174 BOLSOVER STREET ROCKHAMPTON CITY 4700 QLD	
SITE AREA	3,035m ²
SITE COVER	1,685 m ²
DEVELOPMENT AREA	
EXISTING GFA	8,200 m ²
PROPOSED GFA	1,090 m ²
CAR PARKING	
EXISTING (INC PWD)	25 (1 PWD)
PROPOSED (INC PWD)	26 (1 PWD)

DRAWING LIST

A-DA-0000	COVER PAGE	2	21.02.2023
A-DA-0001	SITE PLAN	2	21.02.2023
A-DA-0002	EXISTING AREA PLANS	3	21.02.2023
A-DA-0003	PROPOSED AREA PLANS	3	21.02.2023
A-DA-1000	DEMOLITION PLAN - GROUND	2	21.02.2023
A-DA-1001	GROUND LEVEL FLOOR PLAN	2	21.02.2023
A-DA-1101	ROOF PLAN	1	13.02.2023
A-DA-2001	SECTIONS	2	21.02.2023
A-DA-3001	SOUTH EAST ELEVATION	2	21.02.2023
A-DA-3002	SOUTH WEST ELEVATION	2	21.02.2023
A-DA-3003	NORTH EAST ELEVATION	2	21.02.2023
A-DA-3004	NORTH WEST ELEVATION	2	21.02.2023
A-DA-4000	AXO DIAGRAM 1	2	21.02.2023
A-DA-5000	SOLAR STUDY 1	2	21.02.2023
A-DA-5001	SOLAR STUDY 2	2	21.02.2023
A-DA-7000	3D PERSPECTIVE	2	21.02.2023



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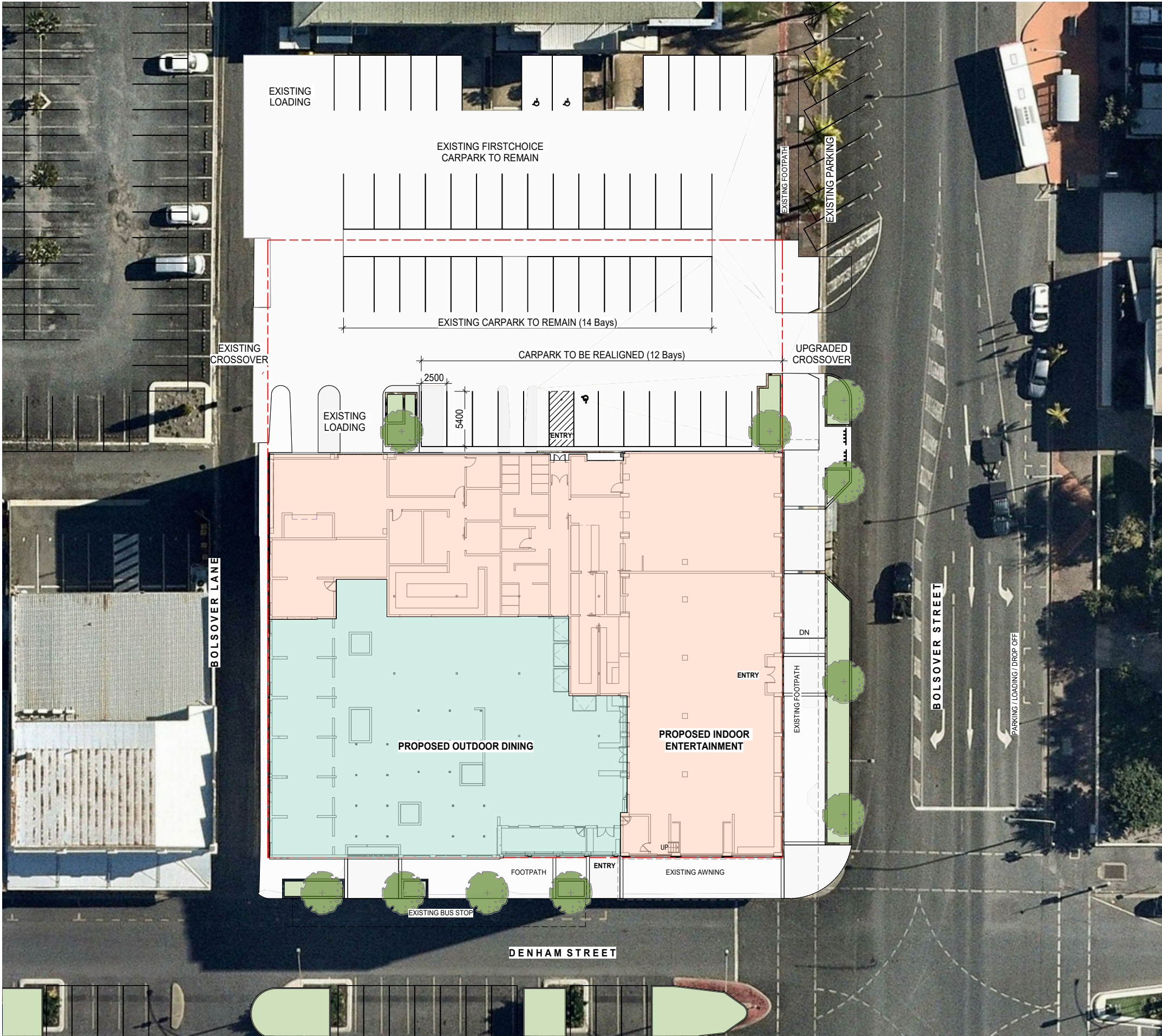
Project
LEICHHARDT HOTEL
174 BOLSOVER STREET
ROCKHAMPTON CITY 4700 QLD
Project Number
220439

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COVER PAGE
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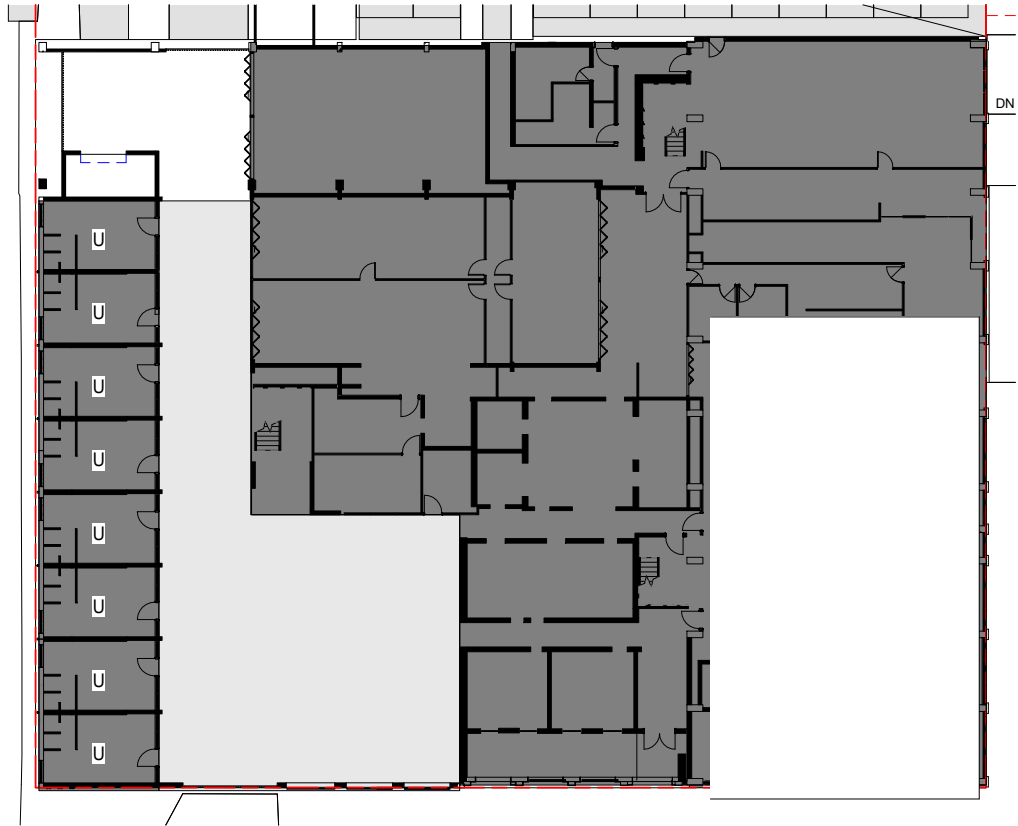
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	GFA	OUTDOOR	UNIT COUNT (A)
GROUND FLOOR	1,570m ²	310m ²	8
LEVEL ONE	1,700m ²		27
LEVEL TWO	1,450m ²		19
LEVEL THREE	880m ²		23
LEVEL FOUR - SEVEN (per)	2,600m ² (650m ²)		64(16)
TOTAL	8,200m ²	310m ²	141

GFA EXISTING

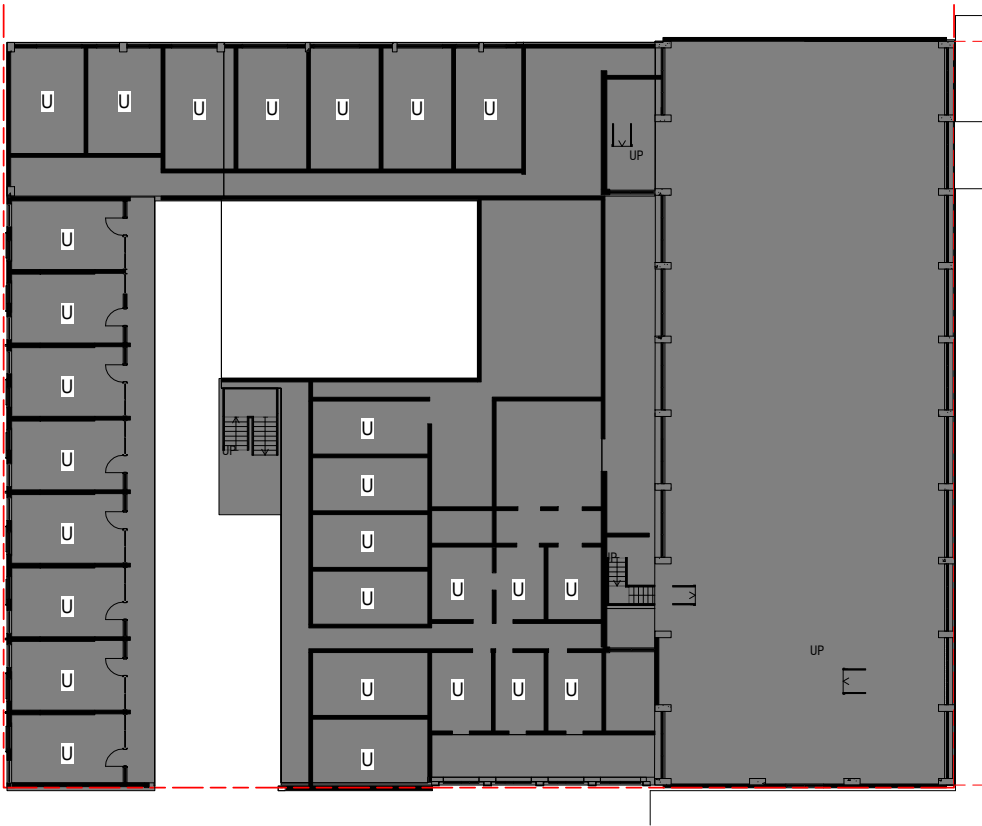
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EXISTING UNITS



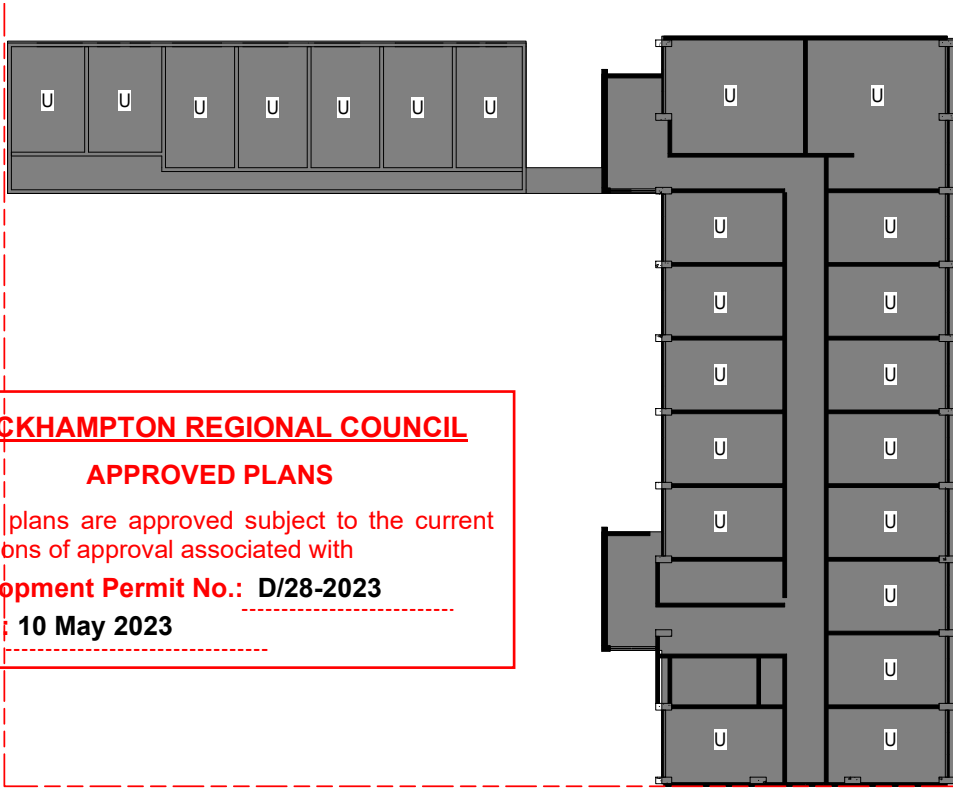
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3 AREA PLAN - EXISTING LEVEL 1

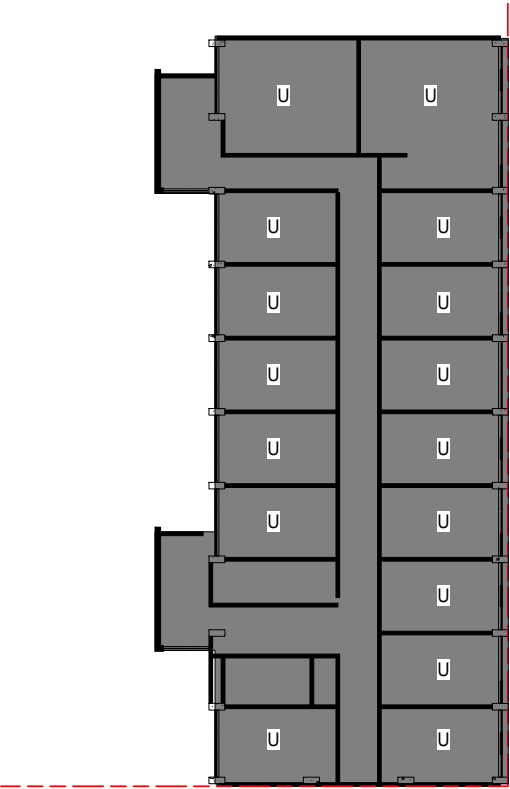


4 AREA PLAN - EXISTING LEVEL 2



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5 AREA PLAN - EXISTING LEVEL 3



6 AREA PLAN - EXISTING TYPICAL TOWER (LEVEL 4-7)

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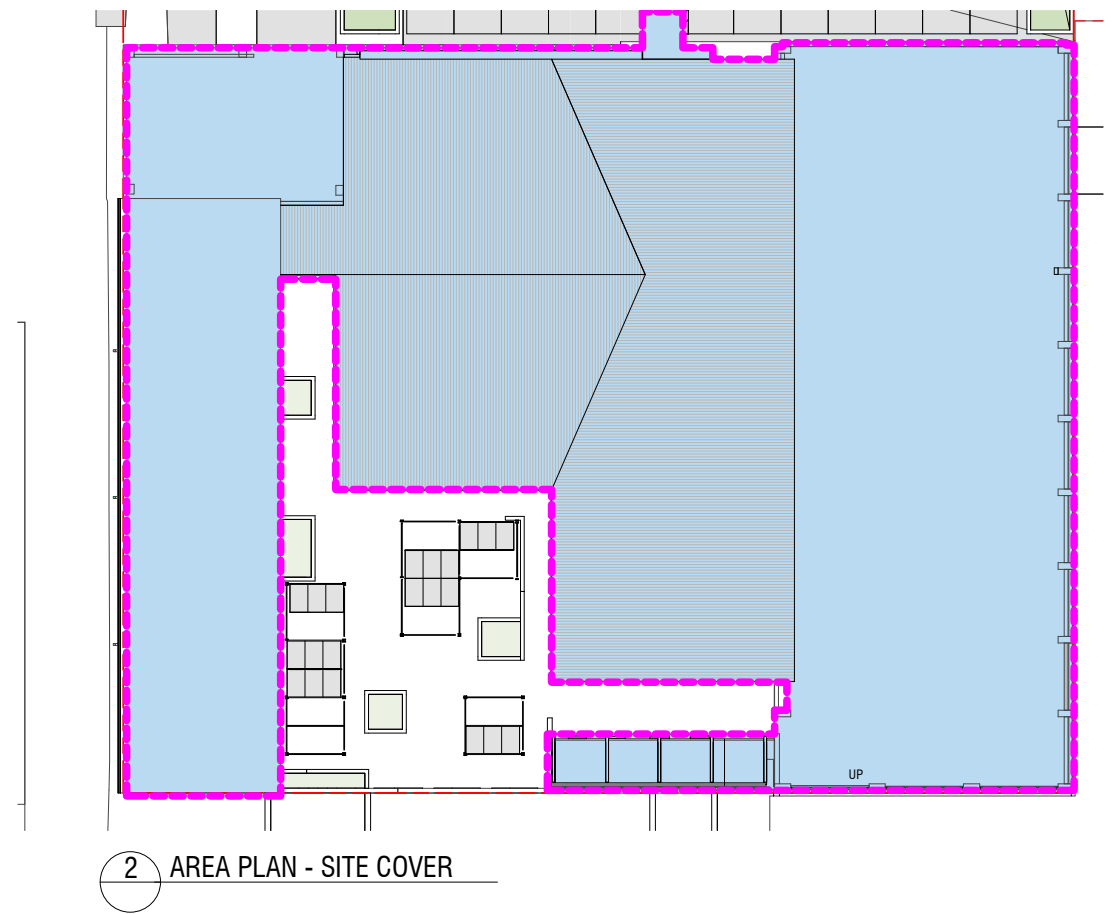
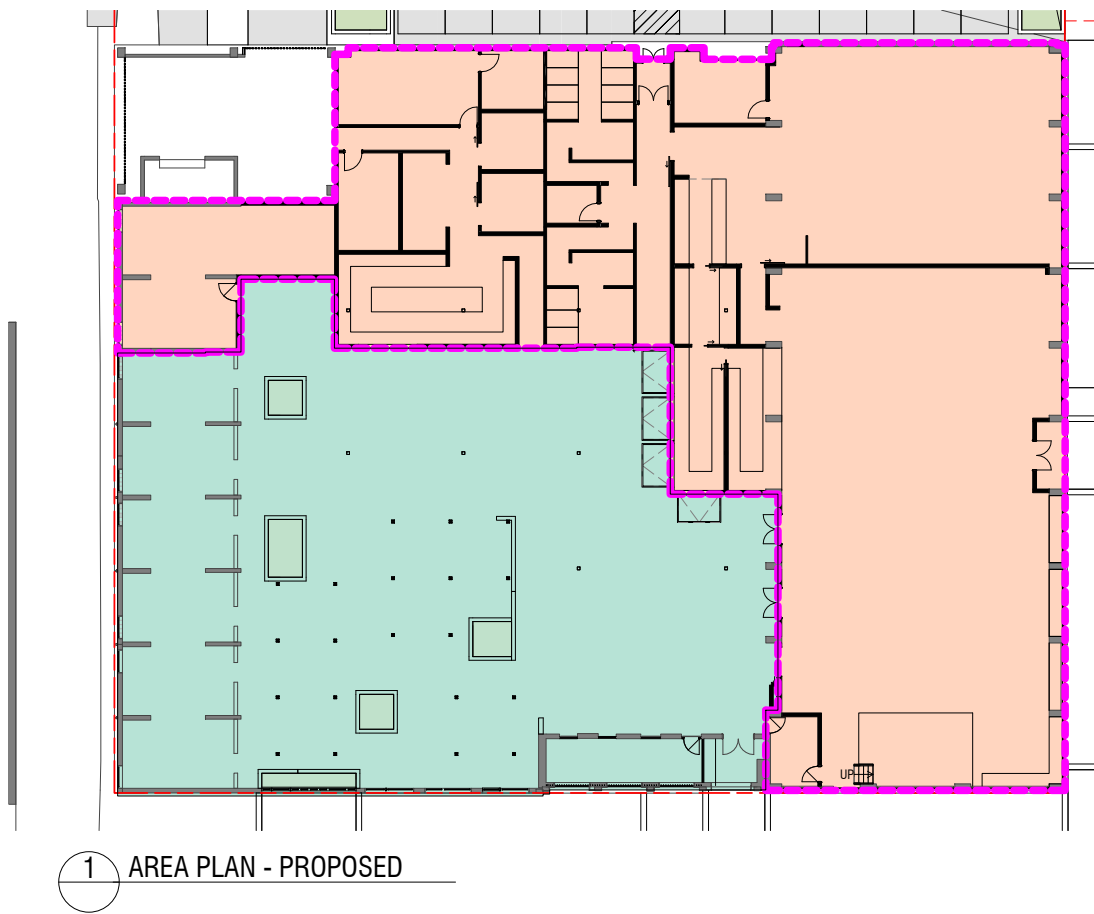
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PROPOSED AREA SCHEDULE		
	GFA	OUTDOOR
GROUND FLOOR	1,090m ²	795m ²
SITE COVER	1,685m ²	

- GFA PROPOSED
- OUTDOOR AREA PROPOSED
- SITE COVER

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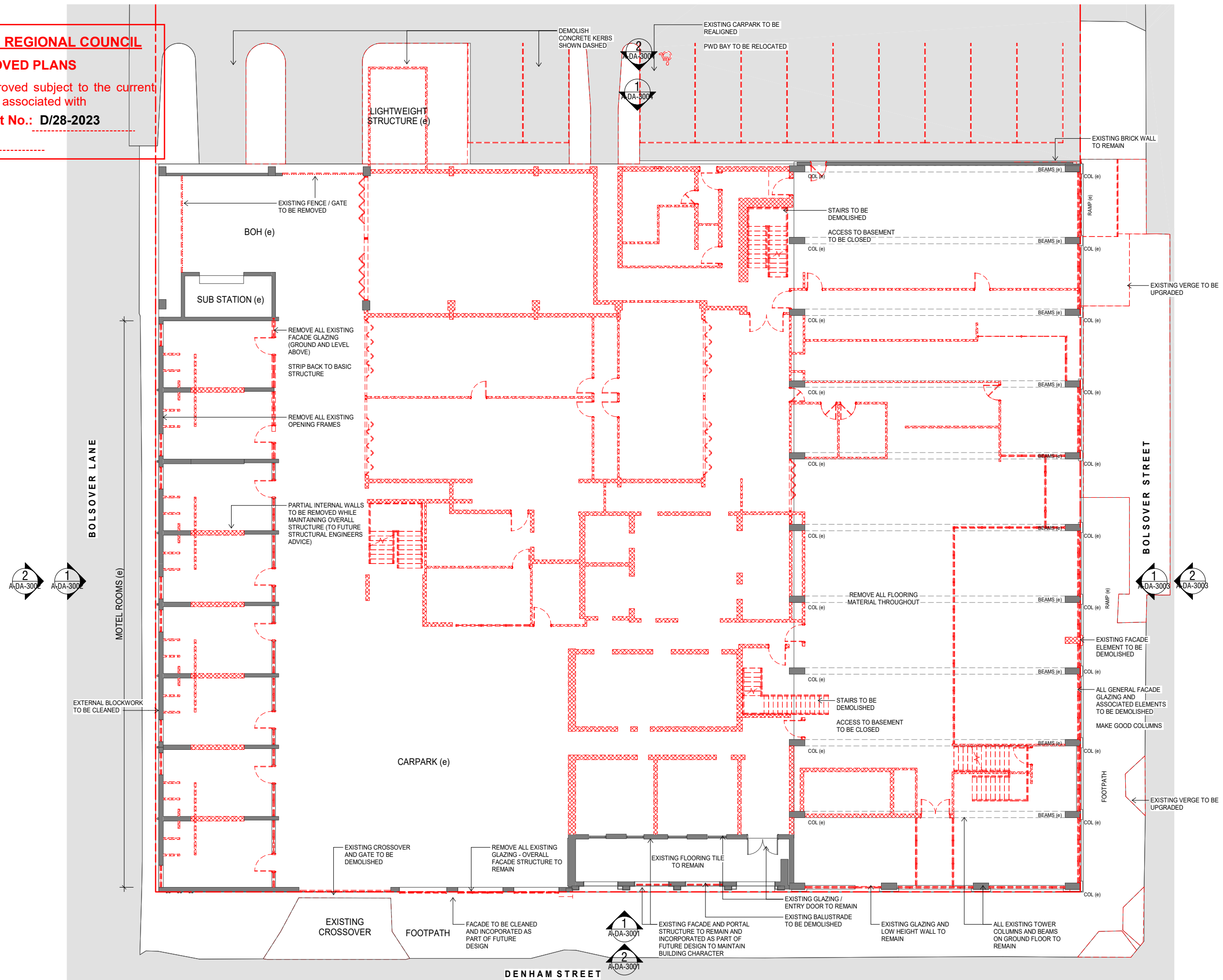
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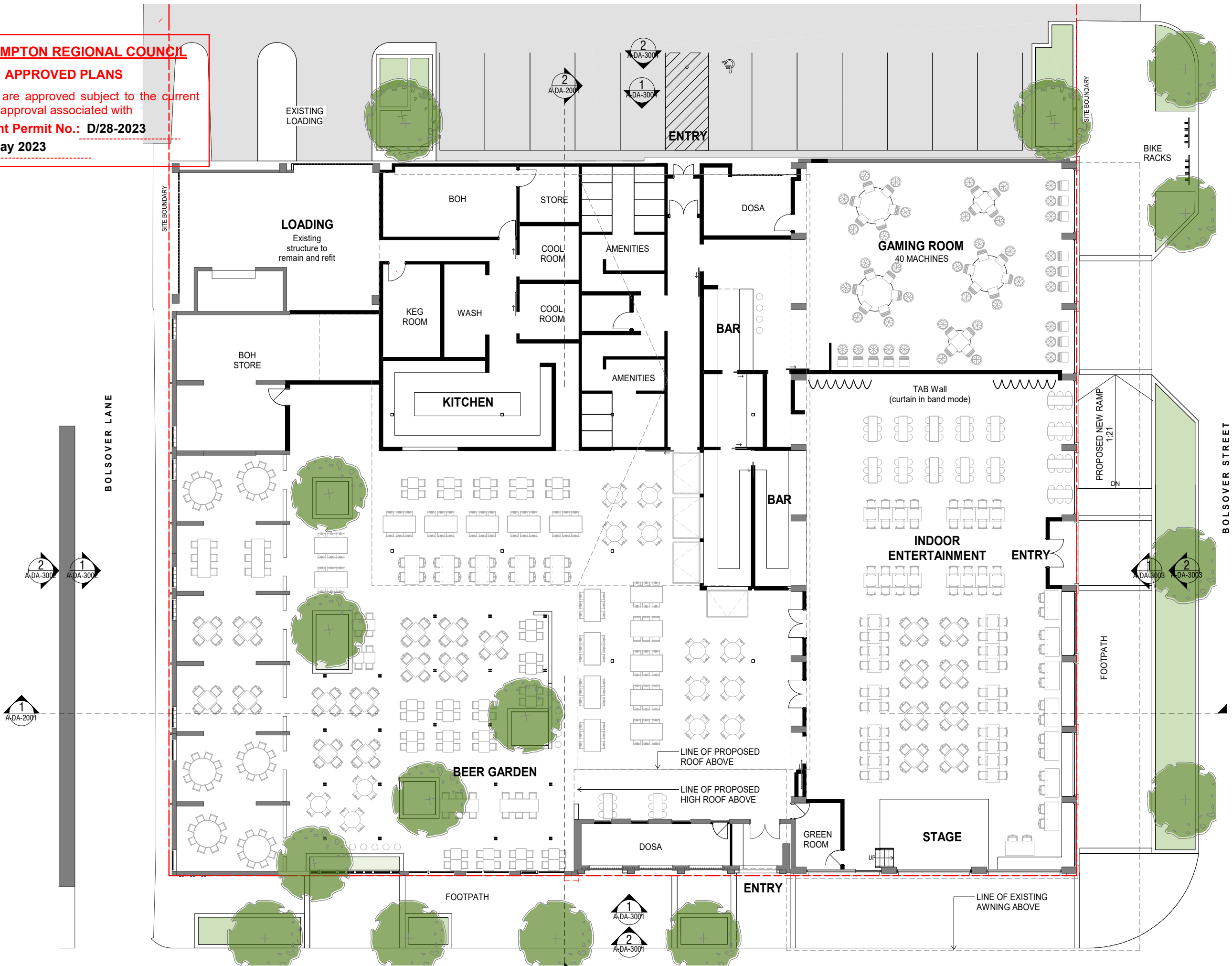
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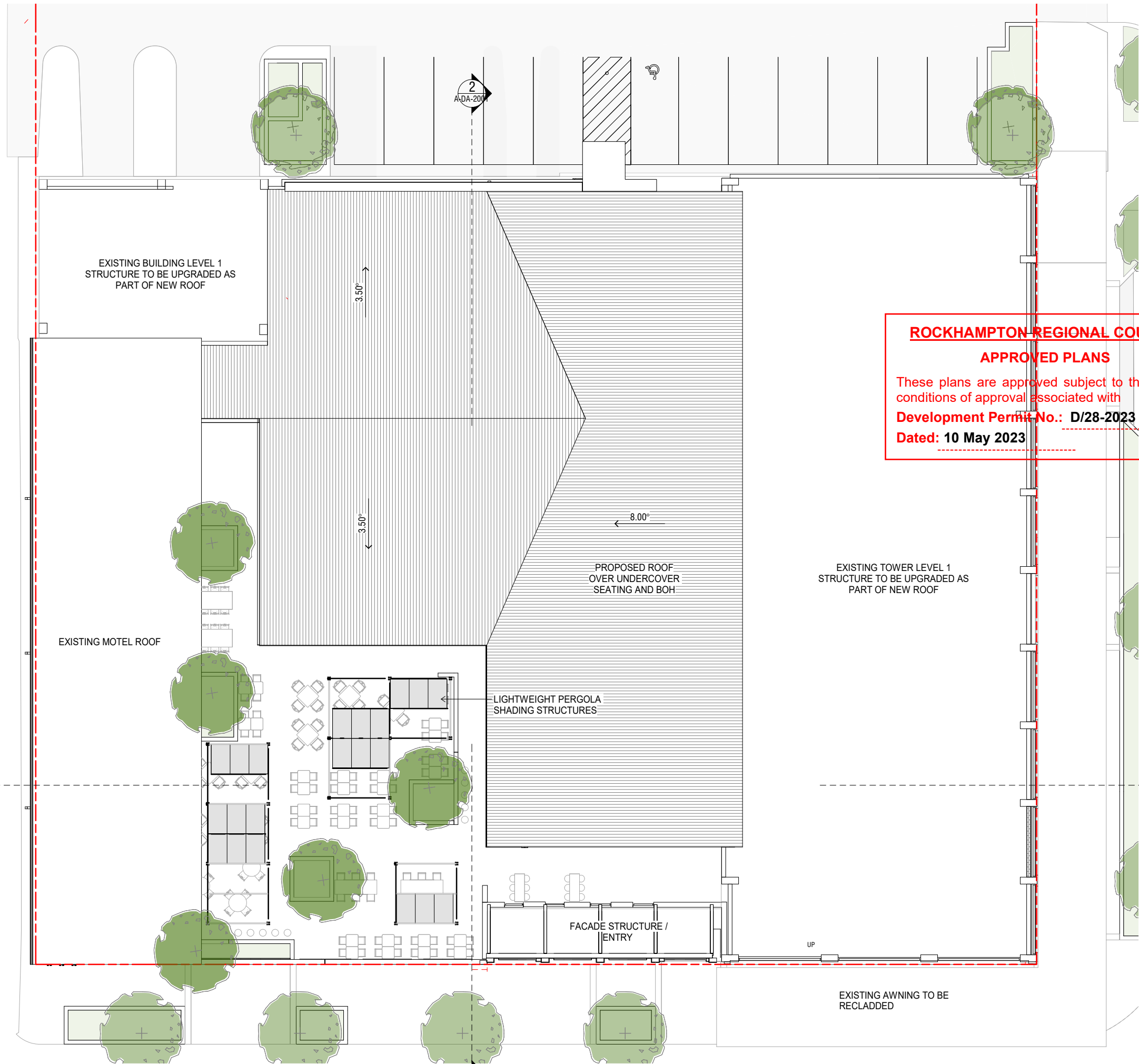
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Drawing Title
GROUND LEVEL FLOOR PLAN
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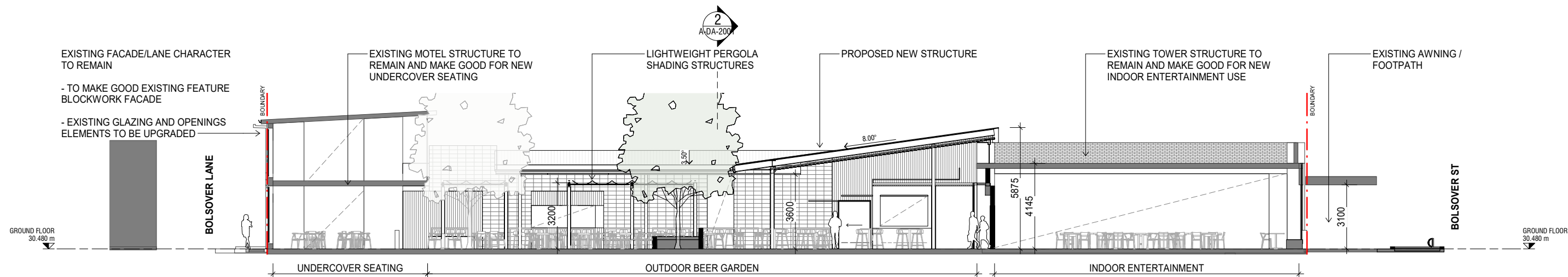
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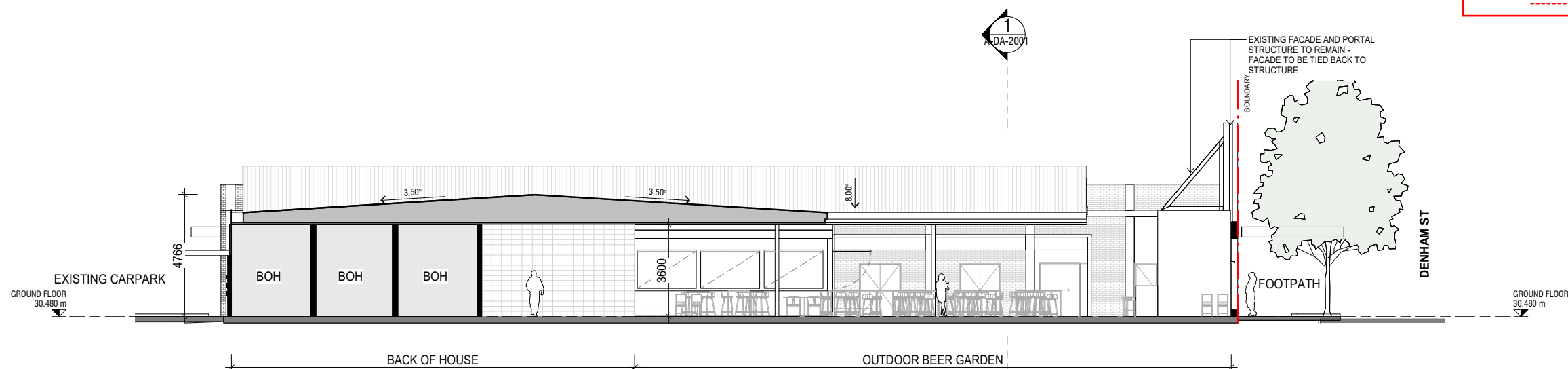
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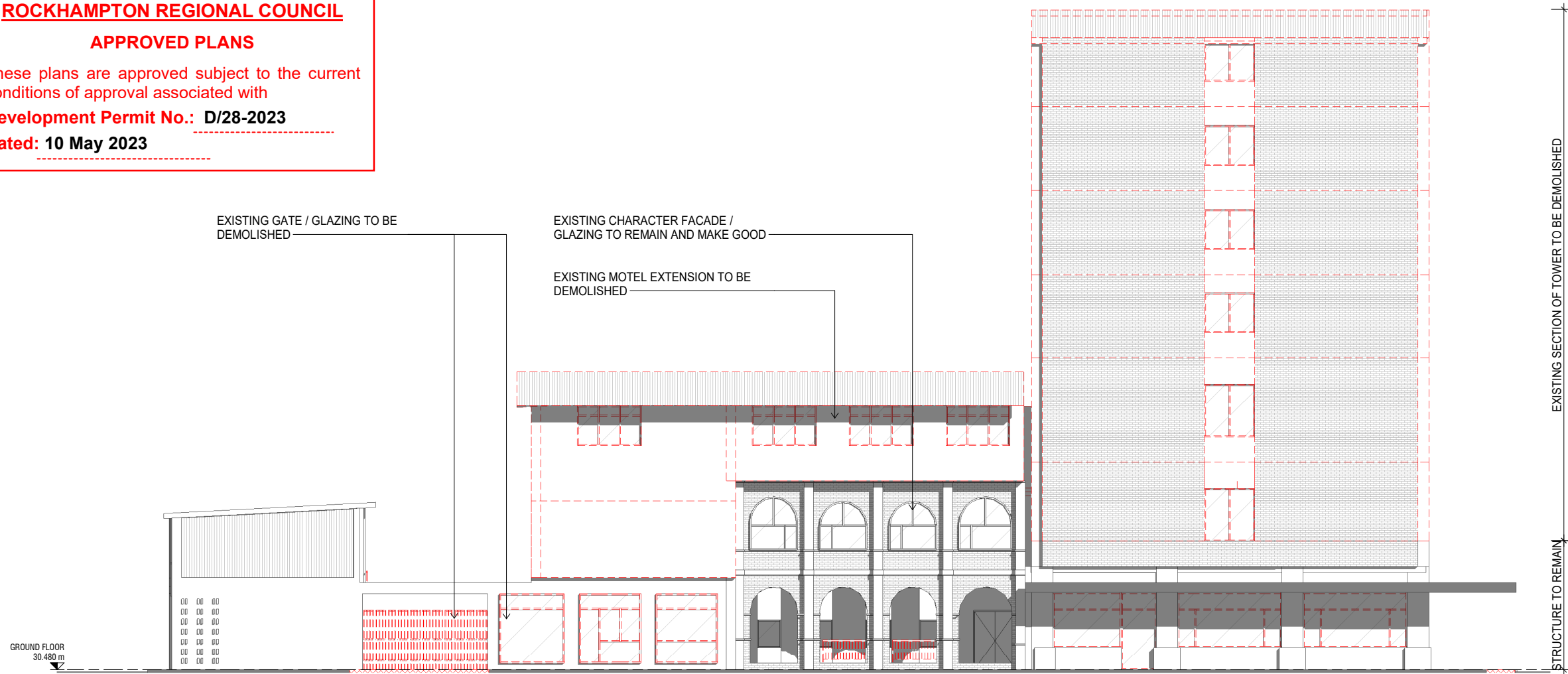
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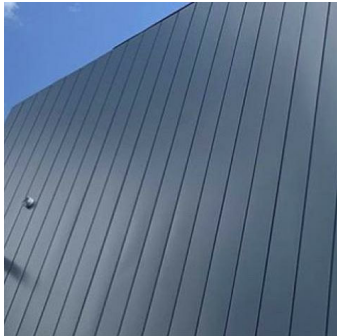
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1 EXISTING SOUTH EAST ELEVATION
A-DA-1000 1:100



2 PROPOSED SOUTH EAST ELEVATION
A-DA-1000 1:100



1. METAL CLADDING



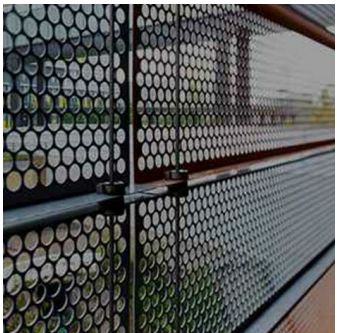
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3. BRICK TYPE A



4. BRICK TYPE B



5. MESH SCREEN

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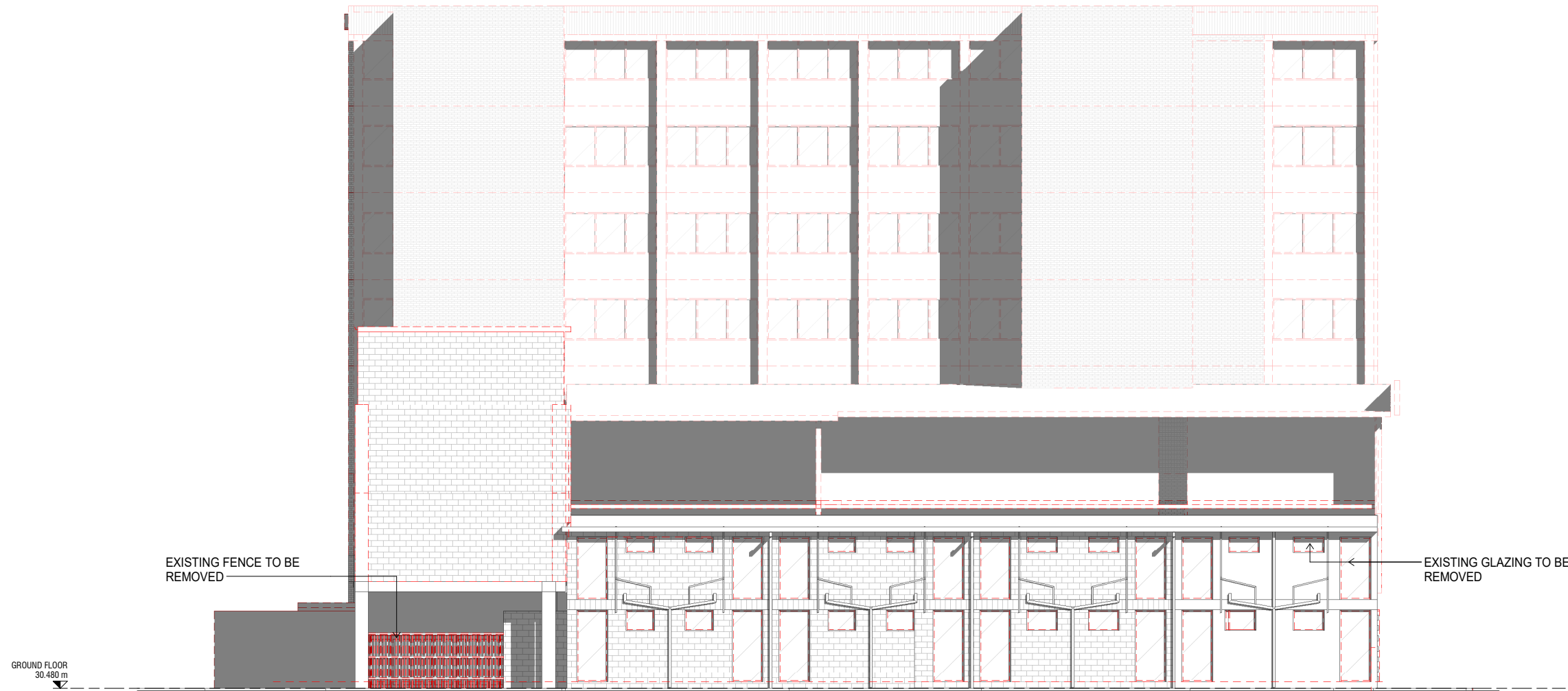
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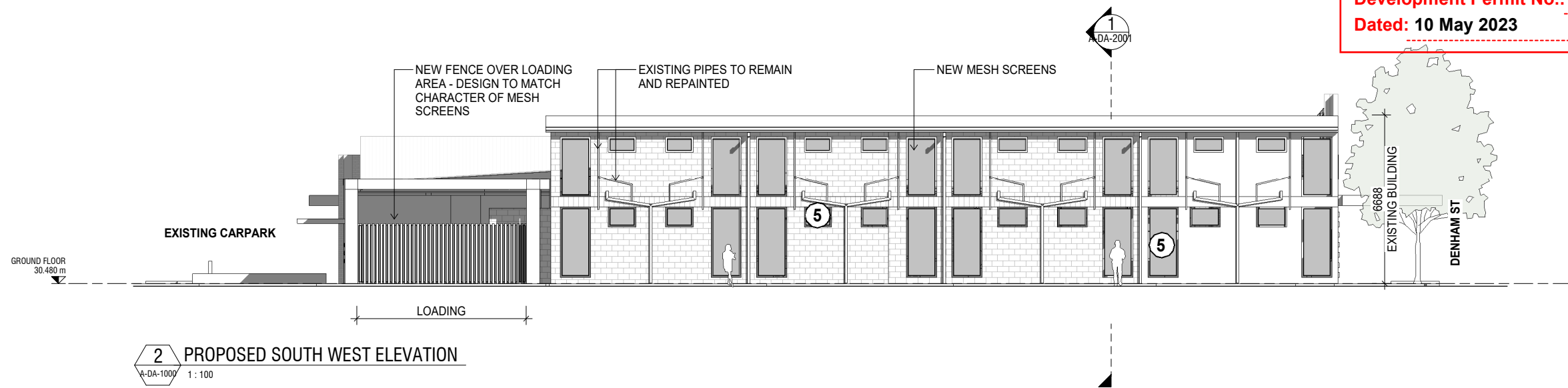
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1 EXISTING SOUTH WEST ELEVATION
A-DA-1000 1 : 100



2 PROPOSED SOUTH WEST ELEVATION
A-DA-1000 1 : 100

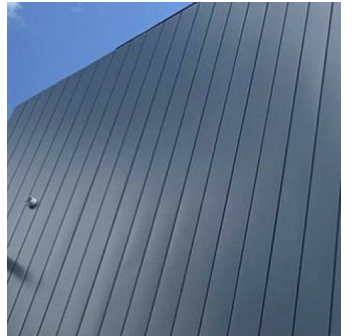
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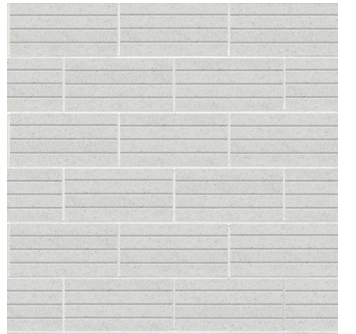
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1. METAL CLADDING



2. GLAZING / POWDER COATED FRAME



3. BRICK TYPE A



4. BRICK TYPE B



5. MESH SCREEN

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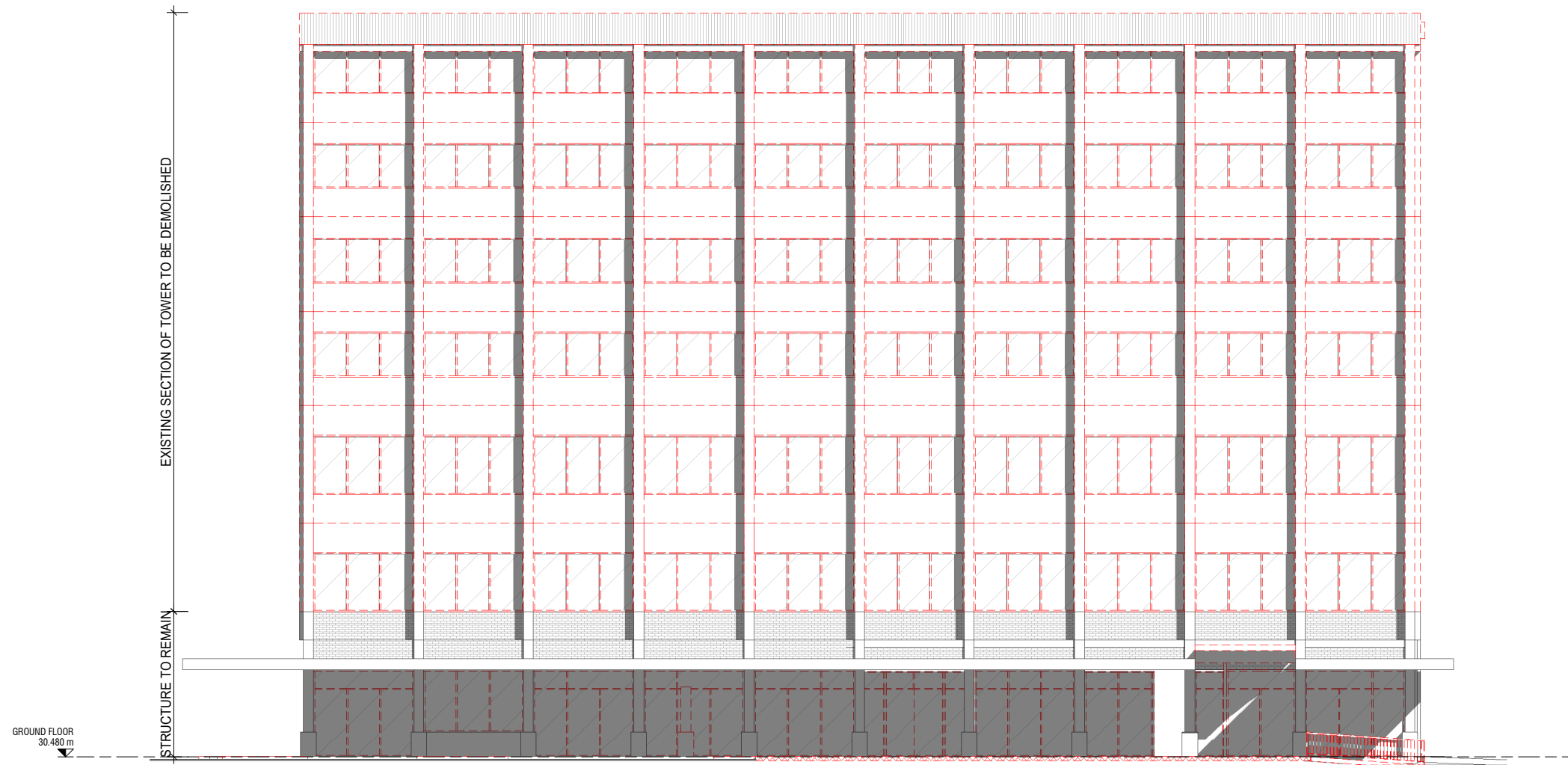
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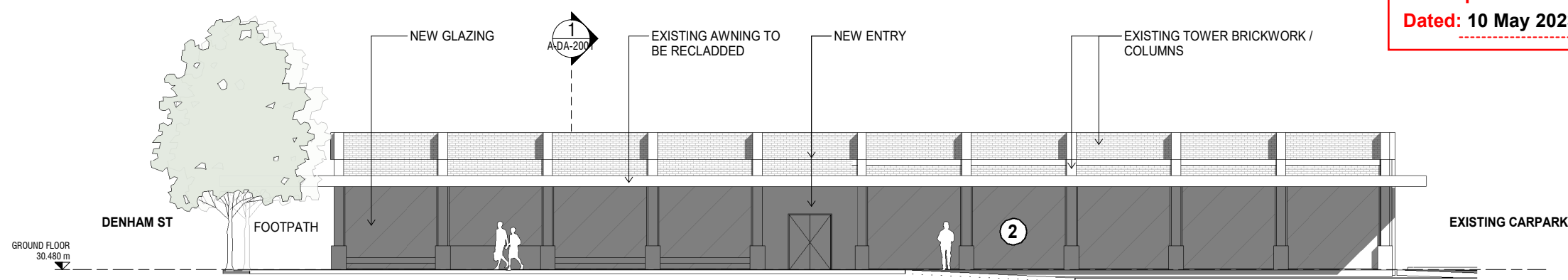
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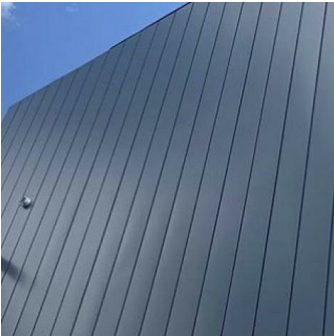


1 EXISTING NORTH EAST ELEVATION
A-DA-1000 1 : 100



2 PROPOSED NORTH EAST ELEVATION
A-DA-1000 1 : 100

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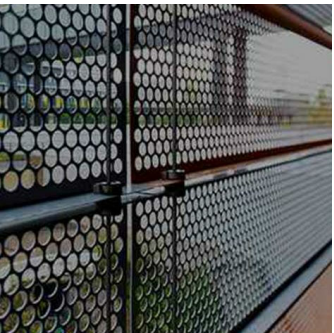
2. GLAZING / POWDER COATED FRAME



3. BRICK TYPE A



4. BRICK TYPE B



5. MESH SCREEN

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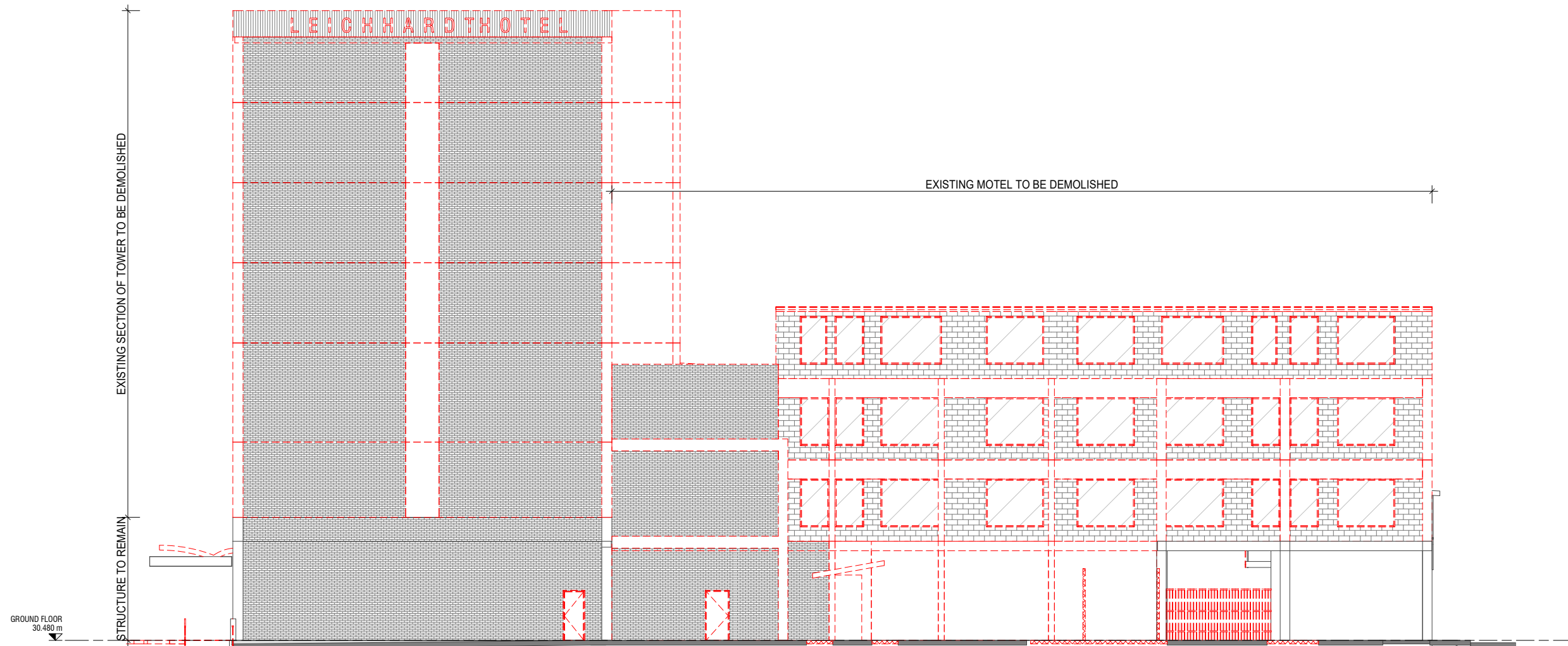
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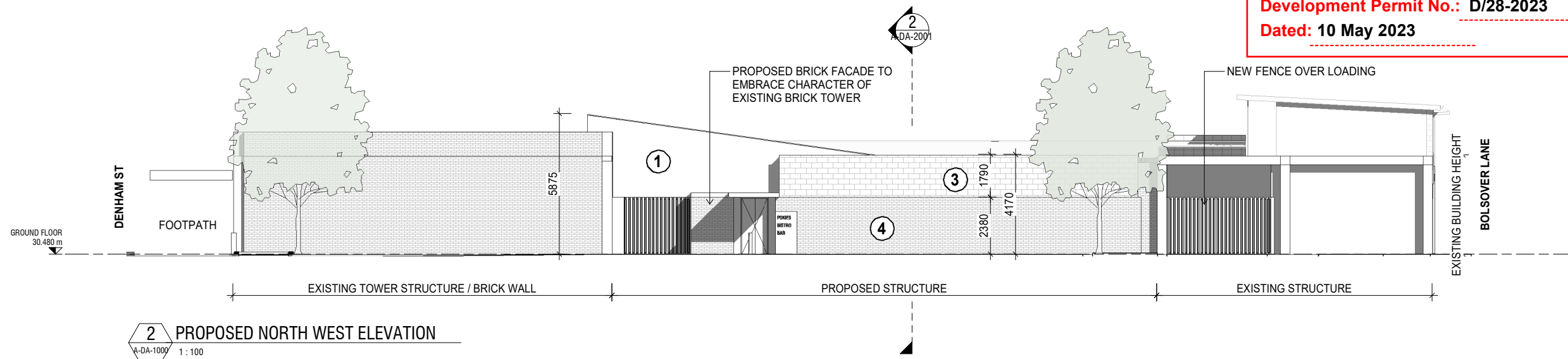
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A-DA-1000 1:100



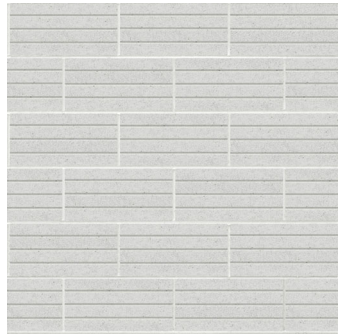
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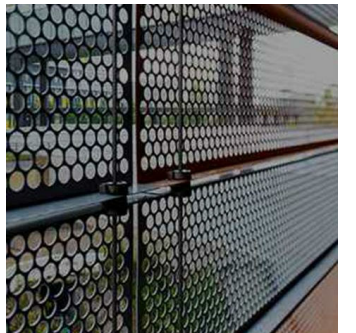
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3. BRICK TYPE A



4. BRICK TYPE B



5. MESH SCREEN

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Drawing Title
NORTH WEST ELEVATION
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Technical Memorandum

ROCKHAMPTON REGIONAL COUNCIL

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Dated: 10 May 2023

To:

Rockhampton Regional Council

From

Chris Hewitt
Principal Civil Engineer
McMurtrie Consulting Engineers

PRELIMINARY ASSESSMENT – Leichhardt Hotel (174 Bolsover Street), Rockhampton

McMurtrie Consulting Engineers (MCE) have been engaged by SGB Group to prepare a Traffic Impact Statement of its proposed hotel redevelopment in Rockhampton. The subject analysis has been prepared to review the parking capacity associated with the development in the context of its existing use.

1 Introduction

1.1 Location of Subject Site

As shown in Figure 1.1, the site is located on the north-west corner of the Bolsover Street / Denham Street intersection. The site is formally identified as Lot 100 on SP129095 and has an area of approximately 3,035m². The site is located within the Principal Centre Zone under the Rockhampton Regional Council Planning Scheme (Figure 1.2), and is currently occupied by a hotel.



Figure 1.1: Location of subject site

[Source: Nearmap]

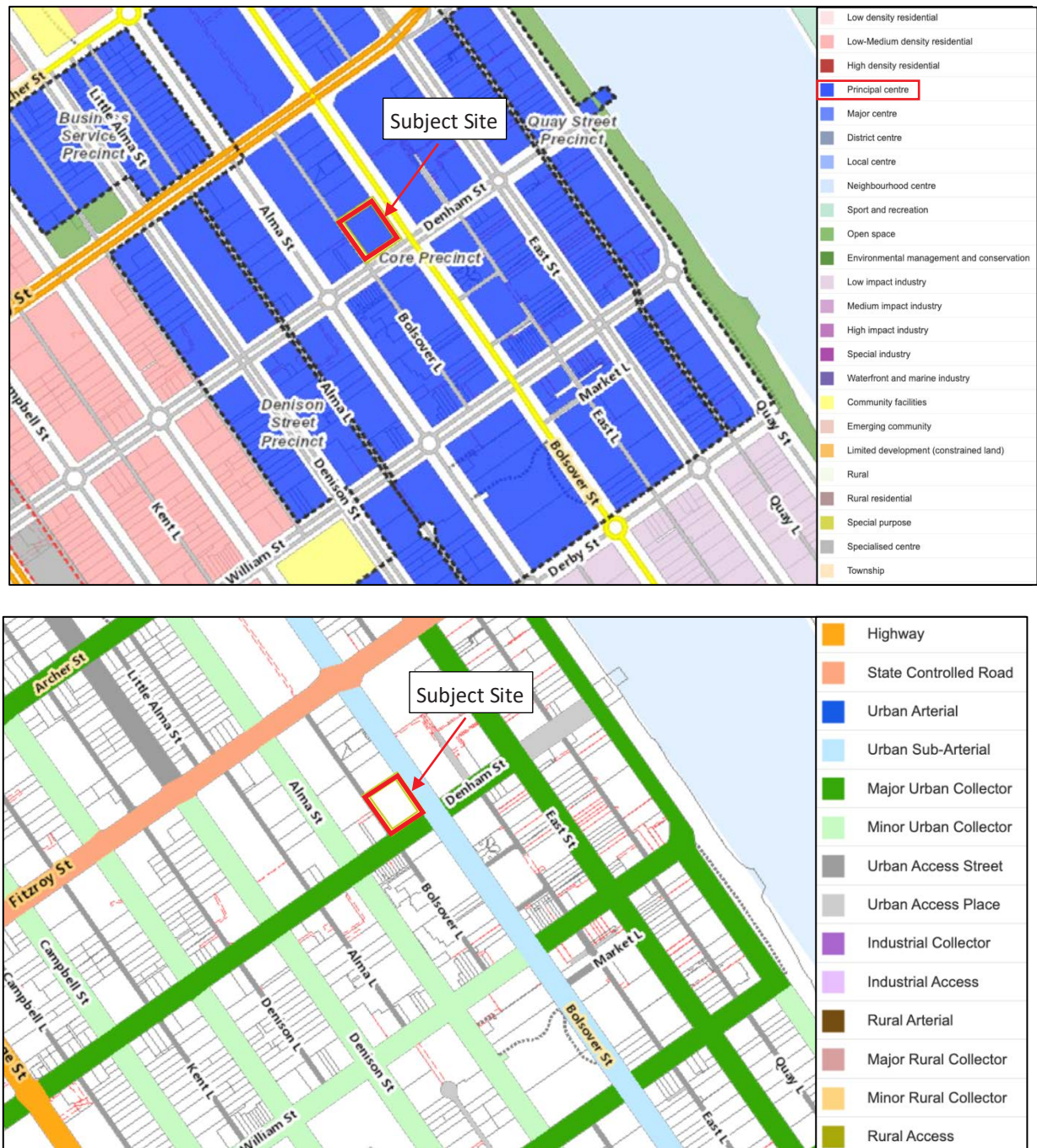


Figure 1.2: Zoning map & road hierarchy
[Source: Rockhampton Planning Scheme]

1.2 Adjacent Road Network

As shown in Figure 1.2, the site provides frontage onto Bolsover Street and Denham Street, of which Bolsover Street has an urban sub-arterial function in the local road network. Bolsover street provides major connection to public transport facilities via the Bolsover City Stop opposite the subject site (Figure 1.3).

Denham Street provides east west connection along the southern frontage of the site and has a major urban collector road function in the network. As shown in Figure 1.3, an existing bus stop (Stop 860468) is located at the western end of the Denham Street frontage.

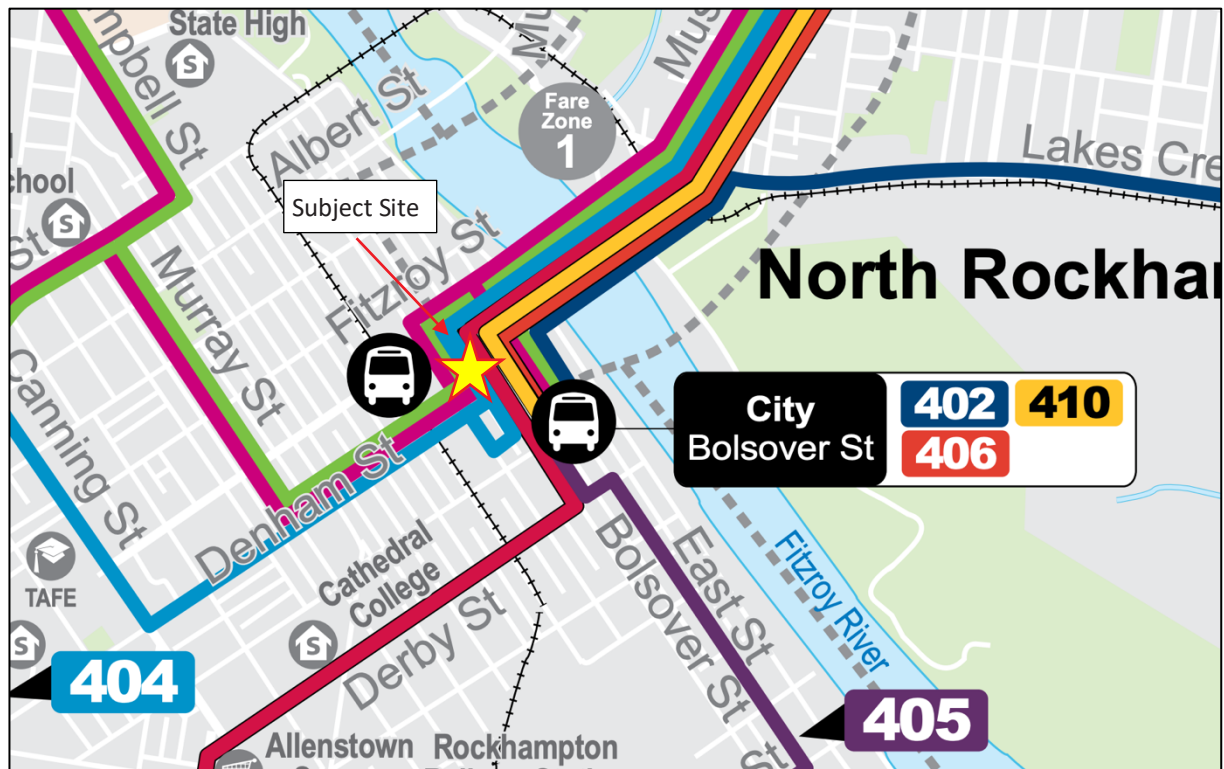


Figure 1.3 – Existing public transport facilities

2 Development Proposal

2.1 Existing Land Uses

The proposal is to redevelop the existing hotel through demolition of existing units and refurbishment of the ground floor areas. The existing hotel comprises of 141 units, with associated commercial floor areas as follows:

Table 2.1: Existing use areas

EXISTING AREA SCHEDULE			
	GFA	OUTDOOR	UNIT COUNT (A)
GROUND FLOOR	1,570m ²	310m ²	8
LEVEL ONE	1,700m ²		27
LEVEL TWO	1,450m ²		19
LEVEL THREE	880m ²		23
LEVEL FOUR - SEVEN (per)	2,600m ² (650m ²)		64(16)
TOTAL	8,200m²	310m²	141

2.2 Proposed Use

The proposed reconfiguration includes the removal of all hotel rooms and refurbishment of the ground level commercial areas to facilitate a sports bar, beer garden and games room. The proposed uses comprise of a Total Use Area (TUA) of 1,380m², as follows:

Beer Garden:	770m ²
Sports Bar:	405m ²
Games Area:	205m ²
Total Use Area (TUA)	1,380m²

The proposed ground floor plan with the associated use areas is shown in Figure 2.1.

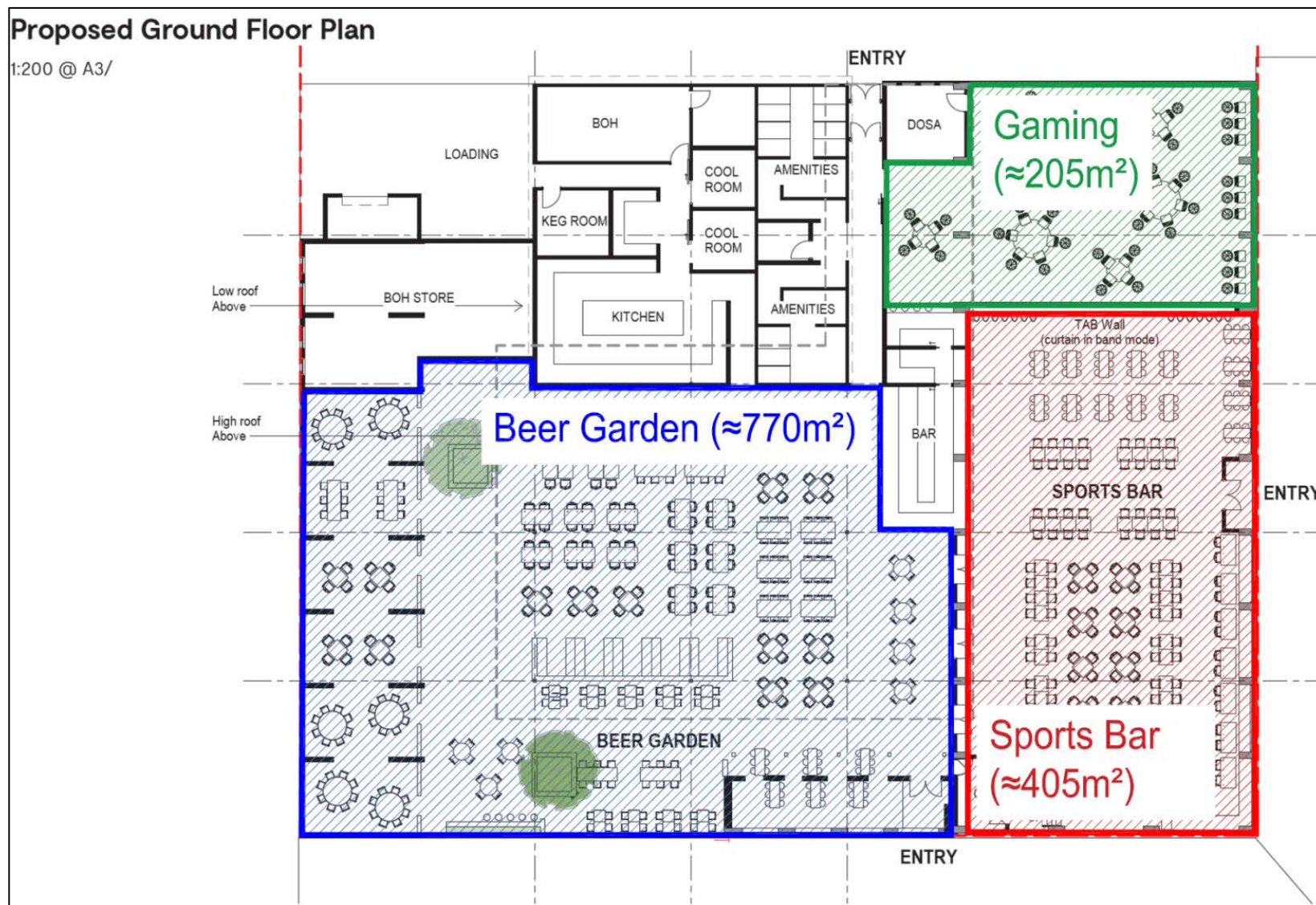


Figure 2.1: Proposed plan of development

3 Car Parking

3.1 Existing Provision of Car Parking

In accordance with Table 9.3.1.3.2 of the Access, Parking and Transport Code, the following car parking rates are applicable to the existing use over the site.

Hotel (where located within the Principal Centre precinct)

1 x covered space per residential unit, and

1 x space per 50m² Gross Floor Area (GFA)

Application of the above rate to the existing hotel and the ground floor commercial area yields a requirement for 179 (141 (units) + 38 (commercial)) car parking spaces. The site currently provides 24 car parking spaces in the adjacent car park, with kerbside parking generally utilised to facilitate overflow demand generated by the commercial use (Figure 3.1). The off-street carpark provided adjacent to the building is generally occupied by visitors to the hotel.

3.2 Adequacy of Proposed Supply

A comparative analysis of car parking requirements has been prepared based on the rates prescribed in the Access, Parking and Transport Code, adopting rates for bar and club uses as per below.

Bar & Club (where located within the Principal Centre precinct)

1 x space per 50m² Total Use Area (TUA)

Application of the above rate to the proposed plan of development yields a requirement for 28 car parking spaces, as shown in Table 3.1

Table 3.1: Comparative car parking requirement

Component	Yield	Minimum Parking Requirement
EXISTING USE		
Units (existing)	141 units	-141 spaces
Ground Floor GFA (existing)	1,880m ²	-38 spaces
TOTAL EXISTING		- 179 spaces
PROPOSE USES		
Beer Garden (proposed)	770m ²	15 spaces
Sports Bar (proposed)	405m ²	8 spaces
Gaming Area (proposed)	205m ²	5 spaces
TOTAL PROPOSED		28 spaces

As demonstrated above, the proposal significantly reduces the demand for car parking in comparison to that of the existing use. On this basis, it is considered that the resultant shortfall in car parking for the proposed use is small and is not expected to adversely impact on the function and amenity of the surrounding road network. As shown in Figure 3.1, there is adequate capacity in the local area to satisfactorily accommodate an occasional overflow parking demand if required.

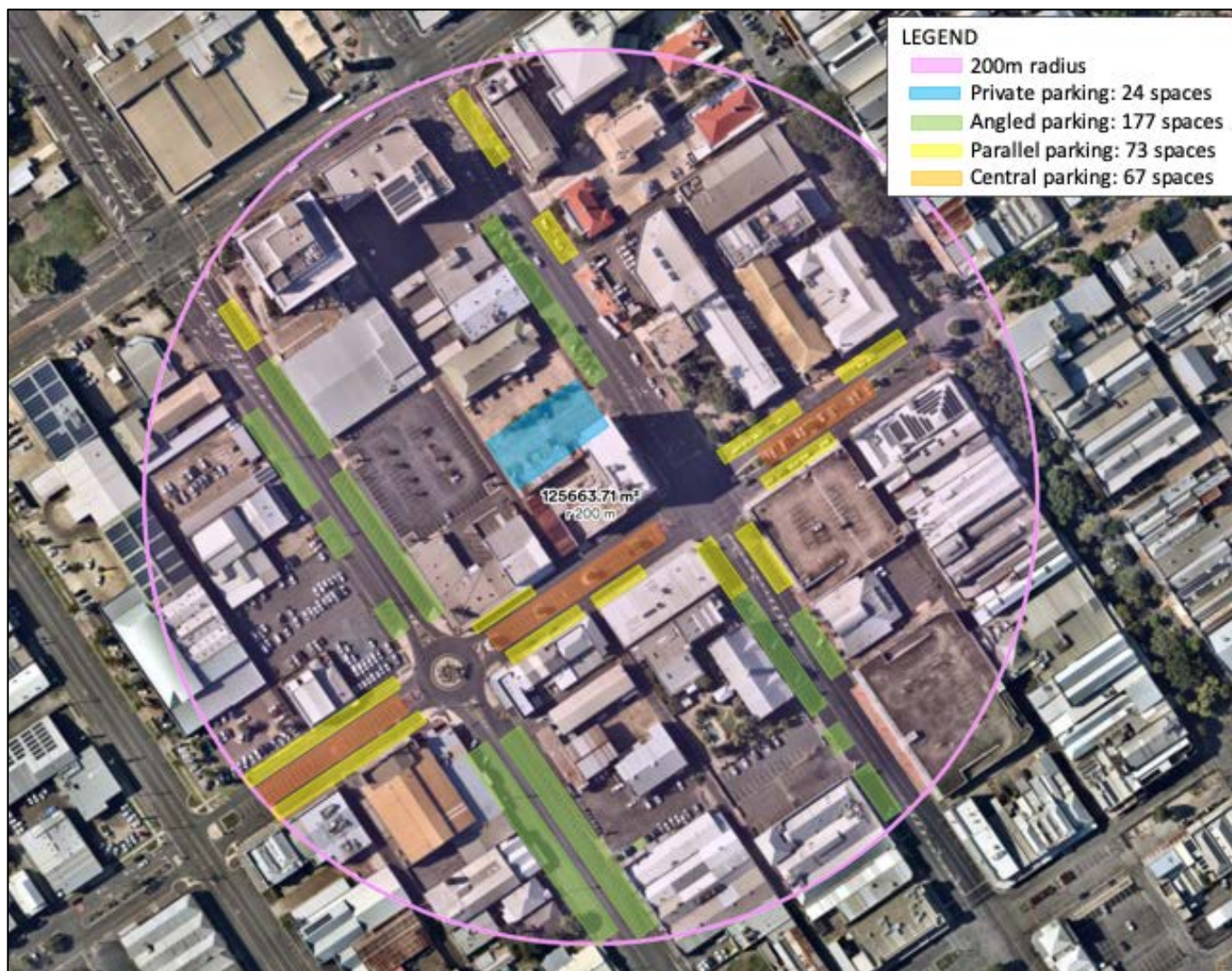


Figure 3.1 – Existing provision for car parking

4 Other Considerations

4.1 Impact on Public Transport

It is proposed that the existing bus stop along the Denham Street frontage will be retained. The proposal will therefore not impact on existing public transport facilities operating adjacent to the site.

4.2 Kerbside Amenities

It is proposed that existing pedestrian path along the frontage of the site will be retained, with access to the site gained via both frontages.

It is concluded that the proposal will reduce the development parking demand on the on-street parking supply in the context of the use currently approved over the site. On this basis, it is considered that the proposal will have negligible impact on the surrounding road network and adjacent parking facilities.

Please contact the undersigned in relation to the above information.

Yours sincerely



Chris Hewitt

Principal Civil Engineer RPEQ NO. 5141

LEICHHARDT HOTEL

LANDSCAPE DEVELOPMENT APPLICATION REPORT

CNR BOLSOVER ST & DENHAM ST, ROCKHAMPTON, QLD

PREPARED FOR
AUSTRALIAN VENUE CO.
16TH FEBURARY 2023
REVISION A

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/28-2023

Dated: 10 May 2023



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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the four clan groups of the Darumbal Nation as the original custodians of this landscape, and pay our respects to their Elders past, present, and emerging. We also acknowledge that sovereignty over the land associated with this proposal was never ceded.

We respect, value, and seek to learn from the 65,000 years of environmental and social stewardship practiced by the Darumbal and other first nations peoples. Their connection to land, sea, sky and community is paramount and an enduring legacy of the region.

DOCUMENT STRUCTURE



01

SITE

Page 04

02

DESIGN

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03

CHARACTER

Page 09

01

CONTEXT

SITE CONTEXT PLAN

The Leichhardt Hotel is located in the centre of Rockhampton's CBD and maintains direct connection to the Fitzroy riverside precinct. The hotel is surrounded by a vibrant and industrious mix of commercial, cultural, and civic land uses.

The site has a long history as a regional hospitality hub. Originally housing a family hotel built in 1864, the Leichhardt Hotel was constructed in the 1970s to become a landmark accommodation and functions venue. The proposed redevelopment will honour this history and reimagine the site as a lively, sub-tropical hotel and bar.

Given the site's central CBD location, the Rockhampton CBD Streetscape Design Manual guides the design of the streetscape and surrounds.



CONCEPT SITE PLAN



Internal planters containing fruit trees and herbs. Refer to planting palette.

Bench seats for bus zone - RKY002 from streetscape guidelines (RCC 2017).

Waterhousia floribunda street tree planting as per Rockhampton CBD Streetscape Design Manual (RCC 2017). Refer to planting palette.

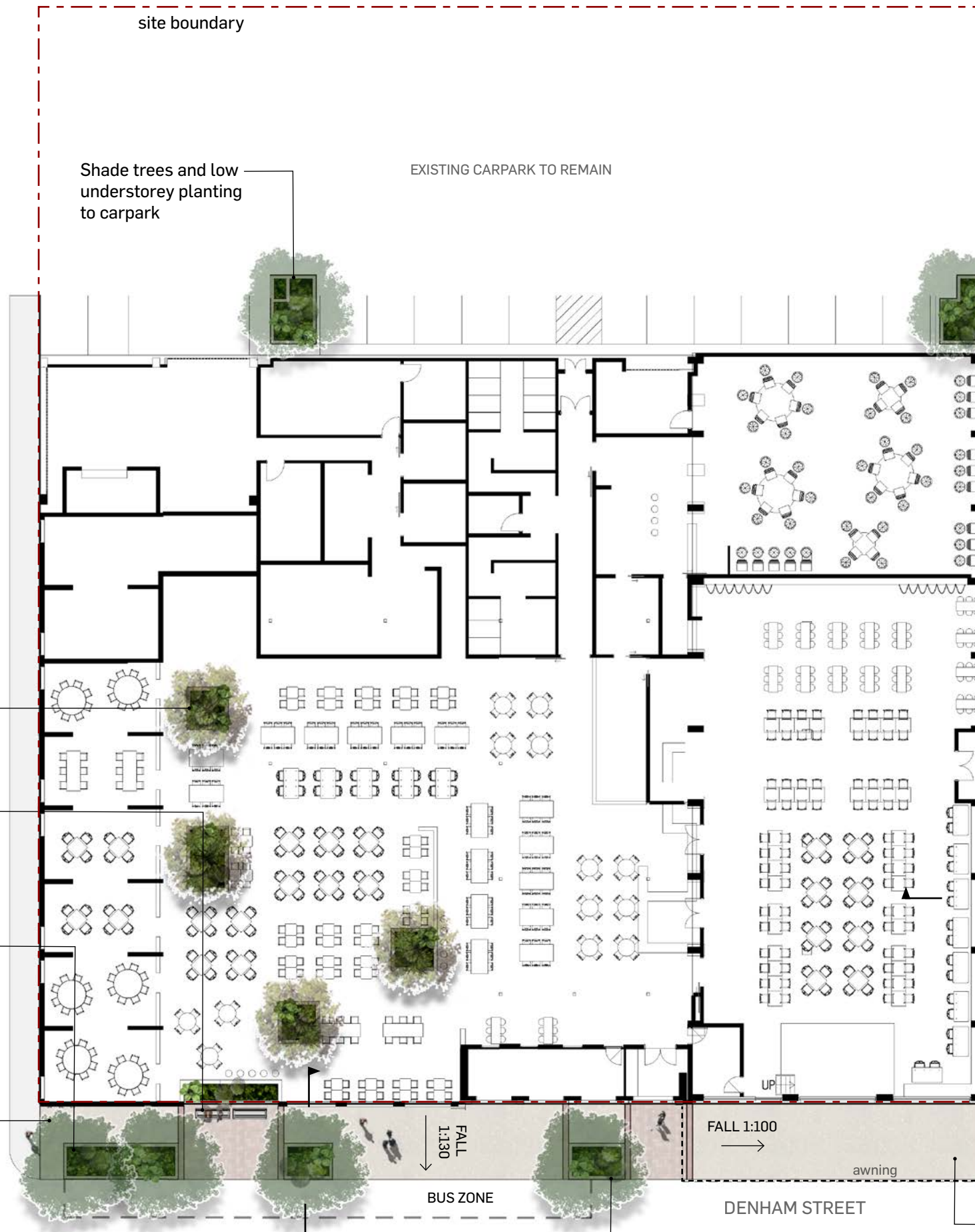
RIDGE TO RIVER CONNECTION street-scape profile as per Rockhampton CBD Streetscape Design Manual (RCC 2017)

site boundary

Shade trees and low understorey planting to carpark

EXISTING CARPARK TO REMAIN

BOLSOVER LANE



Waterhousia floribunda street tree planting. Street tree placement to be coordinated with awning construction in compliance with awning detail (Figure 3.10 Type 01 Awning) in Rockhampton CBD Streetscape Design Manual (RCC 2017)

Understorey planting between pedestrian footpath and kerb. Refer to planting palette.

Bicycle racks as per streetscape guidelines (Figure 2.2 RCC 2017)

Loading bay as per streetscape guidelines (Figure 2.2 RCC 2017)

URBAN AVENUE street-scape profile as per Rockhampton CBD Streetscape Design Manual (RCC 2017)

A-A

Awning to be maintained. Refer to architectural plans.

Colvillea racemosa feature street tree as per streetscape guidelines (RCC 2017). Refer to planting palette.

Pavement treatment as per streetscape guidelines (RCC 2017). Refer to hardscape palette.

Street trees to edges of bus zone for shade and shelter.

DENHAM STREET

BUS ZONE

B-B

SOUTHEAST ELEVATION

NORTHEAST ELEVATION

DENHAM STREET

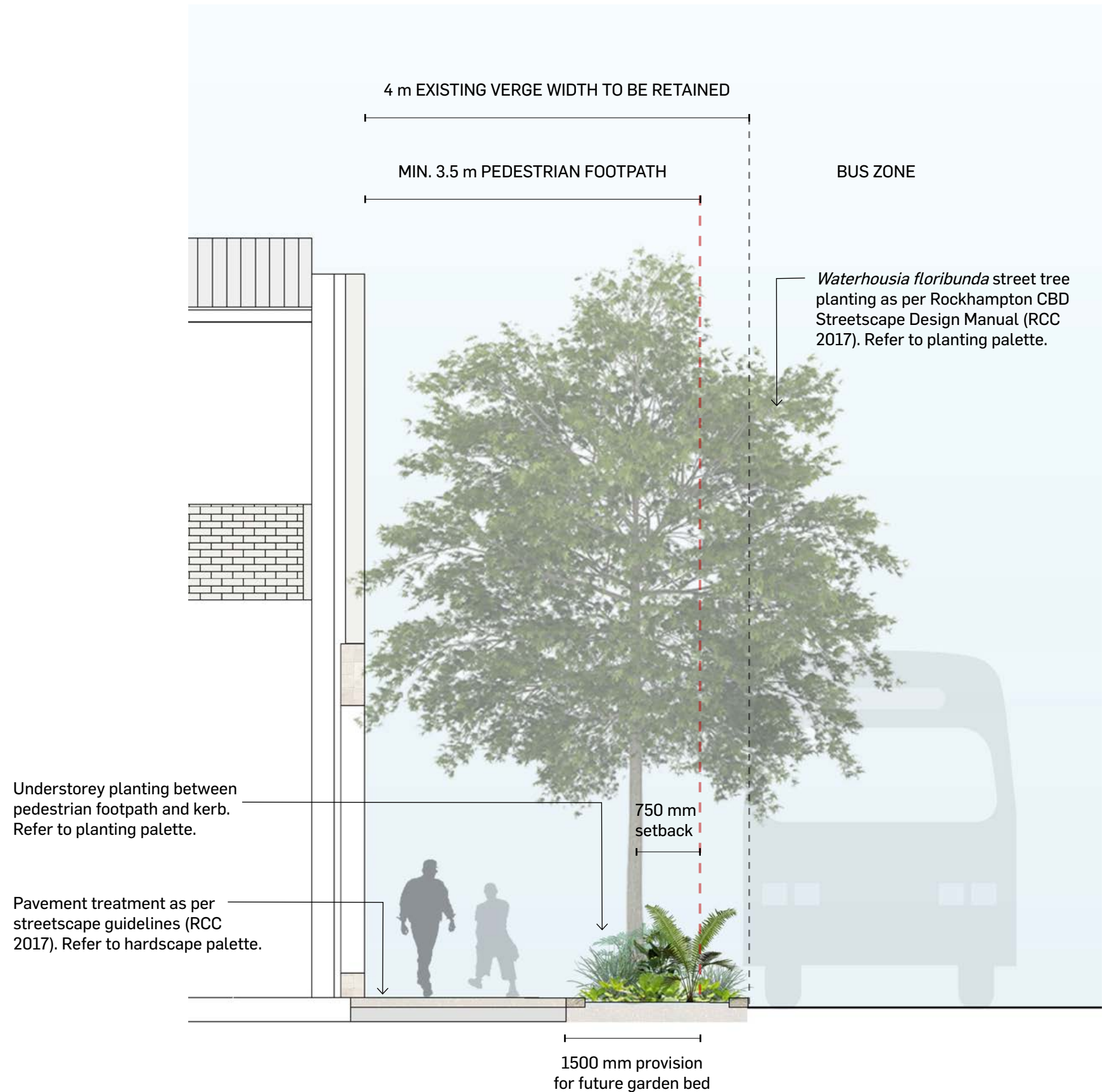
RIDGE TO RIVER CONNECTION

SECTION B-B

1:50 @ A3

Current verge width of 4m to be retained. Proposed pedestrian footpath and tree setout has been designed as per the 'Ridge to River Connection' streetscape profile defined in the Rockhampton CBD Design Manual (RCC 2017), to ensure compliance with potential future road resumptions and upgrade works.

--- Future road resumption



02

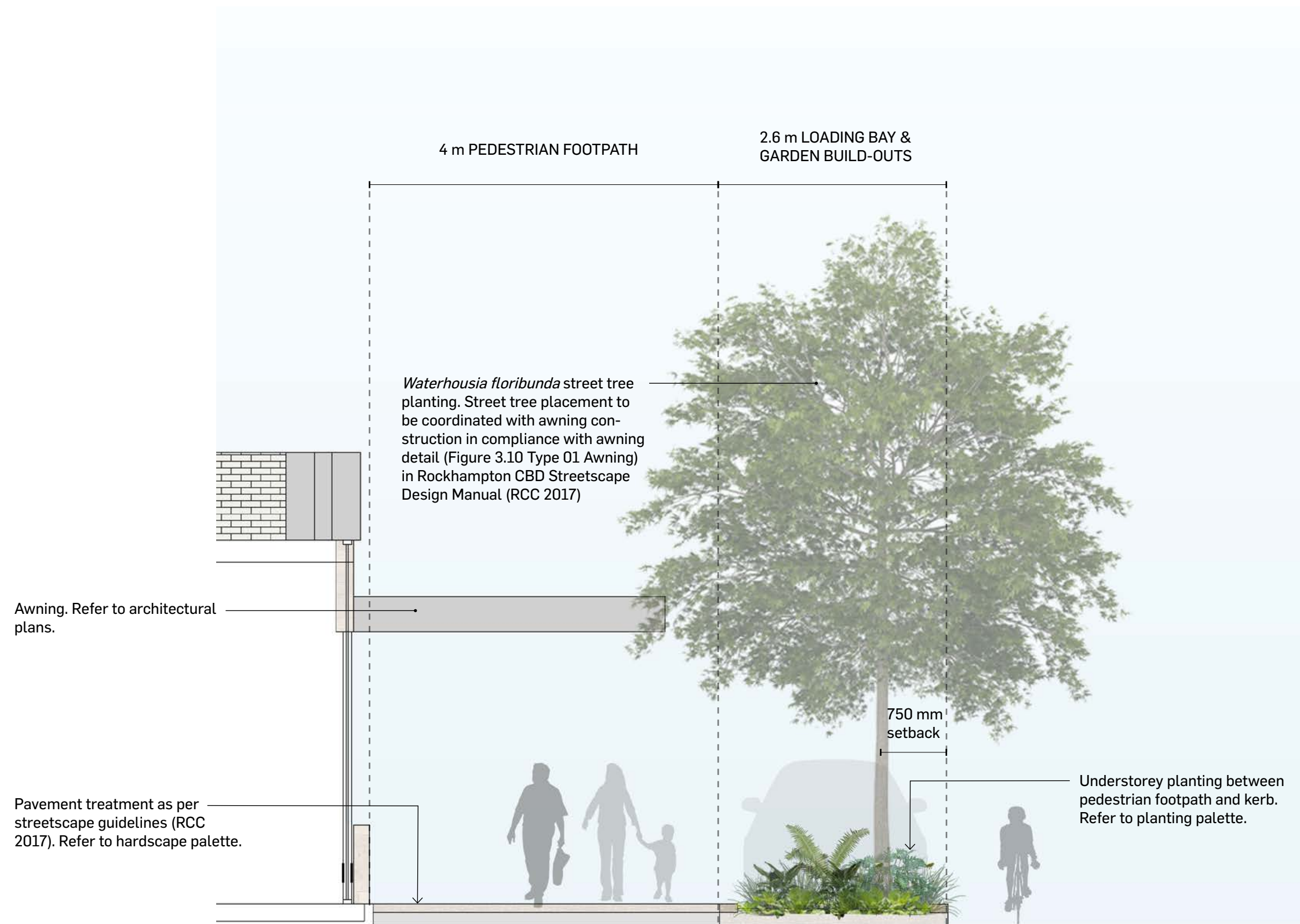
DESIGN

BOLSOVER STREET

THE URBAN AVENUE

SECTION A-A

1:50 @ A3



ELEVATIONS

1:200 @ A3



NORTHEAST ELEVATION - BOLSOVER STREET ('THE URBAN AVENUE')



SOUTHWEST ELEVATION - DENHAM STREET ('RIDGE TO RIVER CONNECTION')

03

CHARACTER

HARDSCAPE PALETTE



Adapted from Rockhampton Regional Council CBD Streetscape Design Manual
(June 2017)

Code	Item	Description / Use	Type
Primary	01	Primary — Exposed Aggregate Concrete Pavement	'Apollo' pigment with coloured feature 5-10mm aggregate <ul style="list-style-type: none">• 50% 'Metalia'• 50% 'Pink Lilly'
	02	Feature — Granite Stone Pavement	'Juperana' — Flamed Finish — Stretcher Bond Pattern — Size and Depth Varies <ul style="list-style-type: none">• 295mm x 95mm• 595mm x 195mm• 1195mm x 395mm
TRIM	03	Granite Stone Pavement Setts	'China Red' — Flamed Finish — Square Pattern — Depth Varies <ul style="list-style-type: none">• 90mm x 90mm
	04	Drainage Grate (as required)	Type 680Q Iron Wave Heelsafe — Anti-Slip grate
	05	Tactile Indicators	316 Marine Grade — Concentric Ring Top Surface and Smooth side face Precis Dark Bronze — YY20BA
	06	Bench seat RKY002	(Refer Furniture Palette in Rockhampton CBD Design Manual for application)



SOFTSCAPE PALETTE

TREES



Adapted from Rockhampton Regional Council CBD Streetscape Design Manual (June 2017)

Code	item	Species	Common Name	Mature Height	Mature Spread
PROPOSED STREET TREES					
	1	Waterhousia floribunda	Weeping Lilly Pilly	8-10m	5-8m
	2	Colvillea racemosa	Colville's Glory	6-8m	4-6m
OTHER CBD STREET TREES (as per streetscape guidelines)					
		Ficus microcarpa var. hilli	Hills Weeping Fig	12-15m	5-6m
		Agathis robusta	Queensland Kauri Pine	12-15m	2.5m
		Brachychiton populneus	Kurrajong	8-10m	6-8m
		Buckinghamia celsissima	Ivory Curl	10m	6m
		Ficus benjamina	Weeping Fig	15-20m	10-15m
		Flindersia australis	Crows Ash	8-10m	3-4m
		Harpullia pendula	Tulipwood	7-9m	3-5m
		Nauclea orientalis	Leichhardt Tree	12-15m	6-8m
		Tabebuia chrysantha	Yellow Trumpet Tree	6-8m	3-4m
		Tabebuia palmeri	Pink Trumpet Tree	6-8m	3-4m
		Bauhinia blakeana	Hong Kong Orchid Tree	6-8m	4-5m
		Lagerstromia speciosa	Queens Crape Myrtle (mauve)	6-8m	4-6m
INTERNAL BEER GARDEN PLANTER BOX TREES					
	3	Citrus sinensis	Washington Navel	4m	3-4m
		Citrus limon	Lemon	3-6m	3-4m
		Persea americana	Avocado - Huerte	5-10m	6m
		Olea europaea	Fruiting Olive	8m	4-7m



SOFTSCAPE PALETTE

GROUNDCOVERS

SHRUBS		
ITEM	Species	Common Name
1	Aspidistra elatior	Cast Iron Plant
2	Bowenia serrulata	Byfield Fern
3	Blechnum indicum	Bungwall
4	Cordyline murchisoniae	Murchison's Palm Lily
5	Cyathea cooperi	Cooper's Tree Fern
6	Cycas ophiolitica	Marlborough Blue
7	Liriope muscari	Evergreen Giant
8	Lomandra hystrix	Creek Mat Rush
9	Lomandra longifolia	Long Leaf Mat Rush
10	Macrozamia miquelii	Burrawong
11	Philodendron Imperial Green	Philodendron Green
12	Zamia furfuracea	Cardboard Plant

GROUNDCOVERS		
ITEM	Species	Common Name
13	Crassula ovata	Jade Plant
14	Evolvus pilosus	Blue Eyes
15	Ficus pumila	Creeping Fig
16	Myoporum parvifolium 'Yareena'	Creeping Boobialla
17	Myoporum ellipticum	Boobialla
18	Ophiopogan japonicus	Mondo Grass
19	Philodendron xanadu	Xanadu
20	Trachelospermum jasminoides	Star Jasmine
21	Vitex ovata	Coastal Vitex

INTERNAL BEER GARDEN PLANT BOX GROUNDCOVERS		
	Species	Common Name
	Petroselinum crispum	Curley-Leaf Parsley
	Mentha sp.	Mint
	Salvia rosmarinus	Rosemary
	Ocimum basilicum	Basil



