



# SITE PLAN

PROPOSED ALTERATIONS

1:500

## ROCKHAMPTON REGIONAL COUNCIL

### APPROVED PLANS

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

Development Permit No.: D/5-2022

Dated: 17 March 2022

# SITE PLAN

B99 VEHICLE TRACKING

1:500

## DEVELOPMENT SCHEDULE

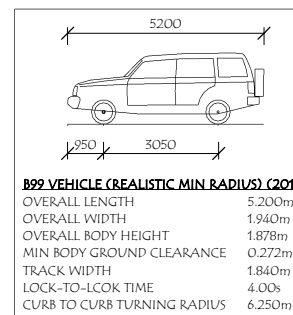
CARPARKING	
CARPARKS	= 22
FAST FOOD WAITING	= 2
FAST FOOD QUEUING	= 14
TOTAL	= 38
FAST FOOD GFA:	= 273m <sup>2</sup>
BIO RETENTION AREA	= 64m <sup>2</sup>



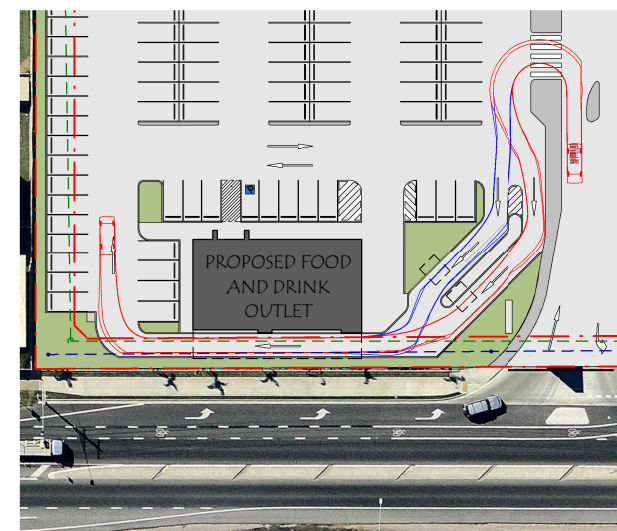
## A - PYLON LOCATION

PROPOSED ALTERATIONS

1:100



<b>B99 VEHICLE (REALISTIC MIN RADIUS) (2014)</b>	
OVERALL LENGTH	5.200m
OVERALL WIDTH	1.940m
OVERALL BODY HEIGHT	1.878m
MIN BODY GROUND CLEARANCE	0.272m
TRACK WIDTH	1.840m
LOCK-TO-LOCK TIME	4.00s
CVRB TO CVRB TURNING RADIUS	6.250m



ISSUE	DESCRIPTION	DRAWN	DATE
A	DA APPLICATION	MA	22 / 01 / 2018
B	TRUCK TURNING & SEATING GFA	JNS	04 / 07 / 2018
C	RFI ISSUE	OW	08 / 08 / 2018
D	CLIENT ISSUE	OW	14 / 08 / 2018
E	COUNCIL RFI	MA	15 / 11 / 2018
F	AMENDMENTS	LM	06 / 12 / 2021
G	TOWN PLANNING AMENDMENT	LM	07 / 12 / 2021
H	VEHICLE TRACKING	LM	07 / 12 / 2021
J	COUNCIL RFI	LM	02 / 02 / 2022
K	CLIENT ISSUE	LM	03 / 02 / 2022

<b>SITE INFORMATION</b>
LOT: 15
ON PLAN: SP224442
PARISH: ROCKHAMPTON
COUNTY: LIVINGSTONE
AREA: 30920m <sup>2</sup>

<b>BUILDING INFORMATION</b>
CONSTRUCTION TYPE: C
BUILDING CLASSIFICATION: 6

<b>GENERAL NOTES</b>
CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
DO NOT SCALE OFF DRAWINGS
FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE READINGS
ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS
ALL GLAZING TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS
REFER TO CONSULTING ENGINEERS' DRAWINGS FOR ALL CIVIL, STRUCTURAL, MECHANICAL, HYDRAULIC, & ELECTRICAL DETAILS

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E: admin@brdg.com.au

Interiors ■ Residential ■ Commercial ■ Planning ■ Hospitality ■ Institutional

[www.brdg.com.au](http://www.brdg.com.au) ABRN 60 131 455 891 GBCO: Brad Read Design Group Pty

**MEMBERS**

HIA  
The Housing Industry Association of Australia

ASPA  
The Australian Society of Professional Architects

BDA  
Building Designers Association of Australia

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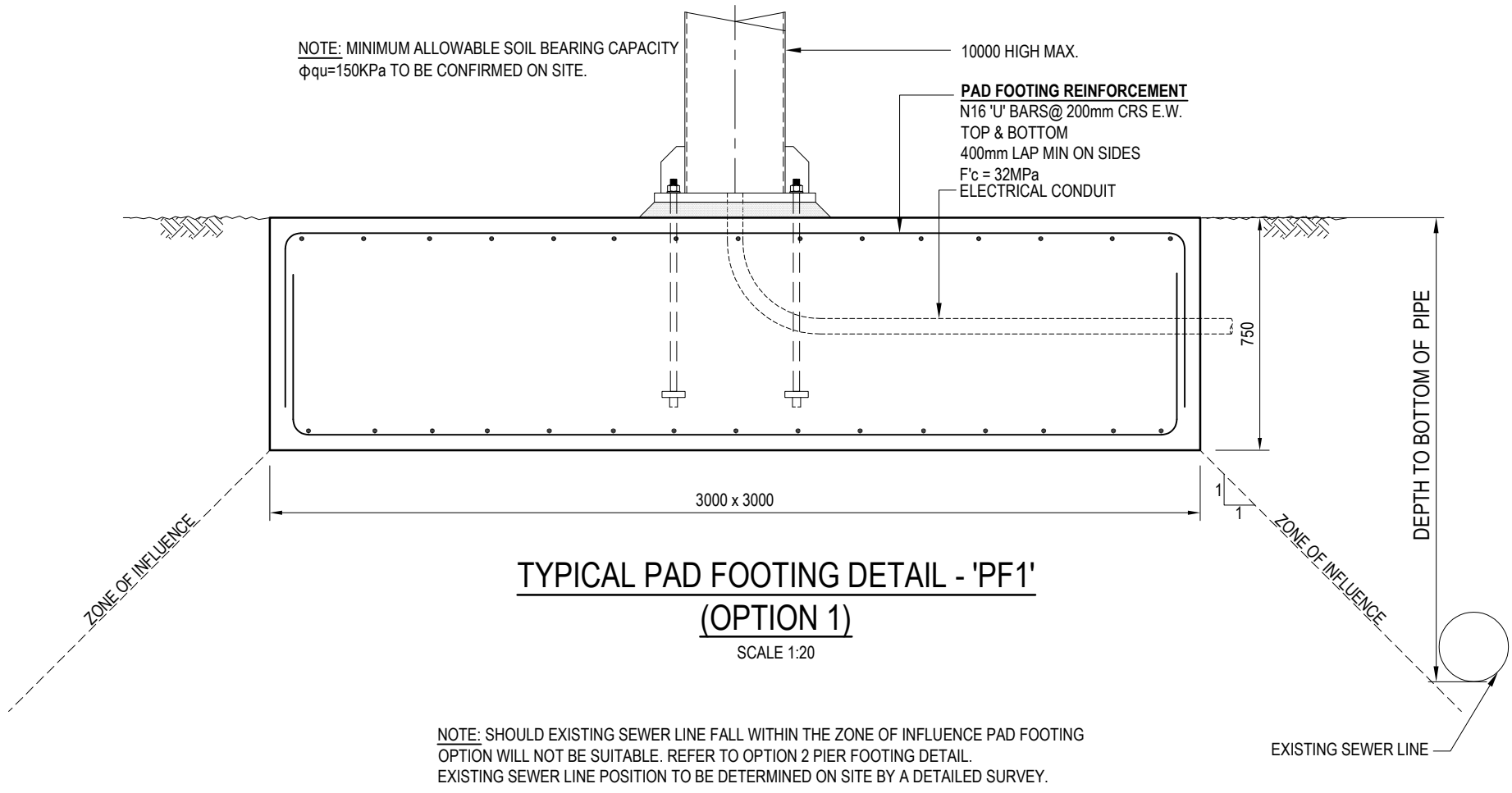
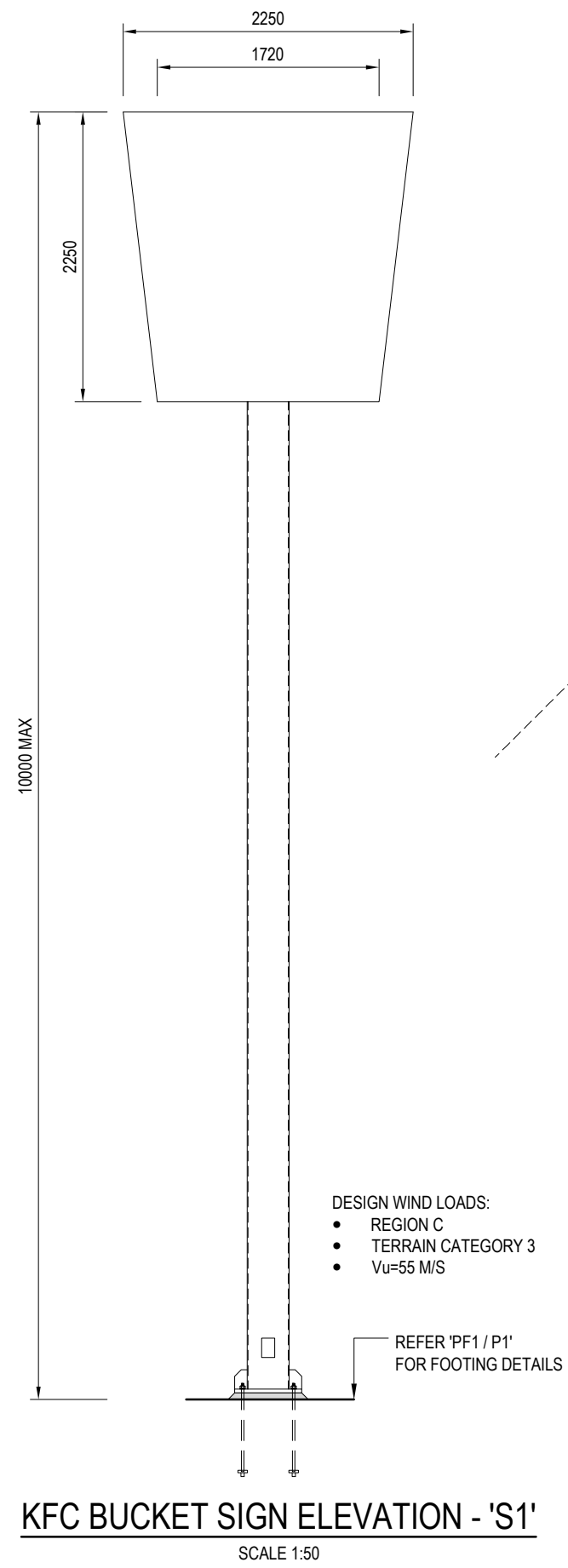
**BRAD READ DESIGN GROUP PTY LTD.**

**PROJECT**  
**PROPOSED FOOD AND DRINK OUTLET**  
**LOCATION**  
**YAAMBA ROAD, ROCKHAMPTON, QLD 4702**  
**CLIENT**  
**AHC LIMITED**

**TITLE**  
**SITE PLAN - PROPOSED**

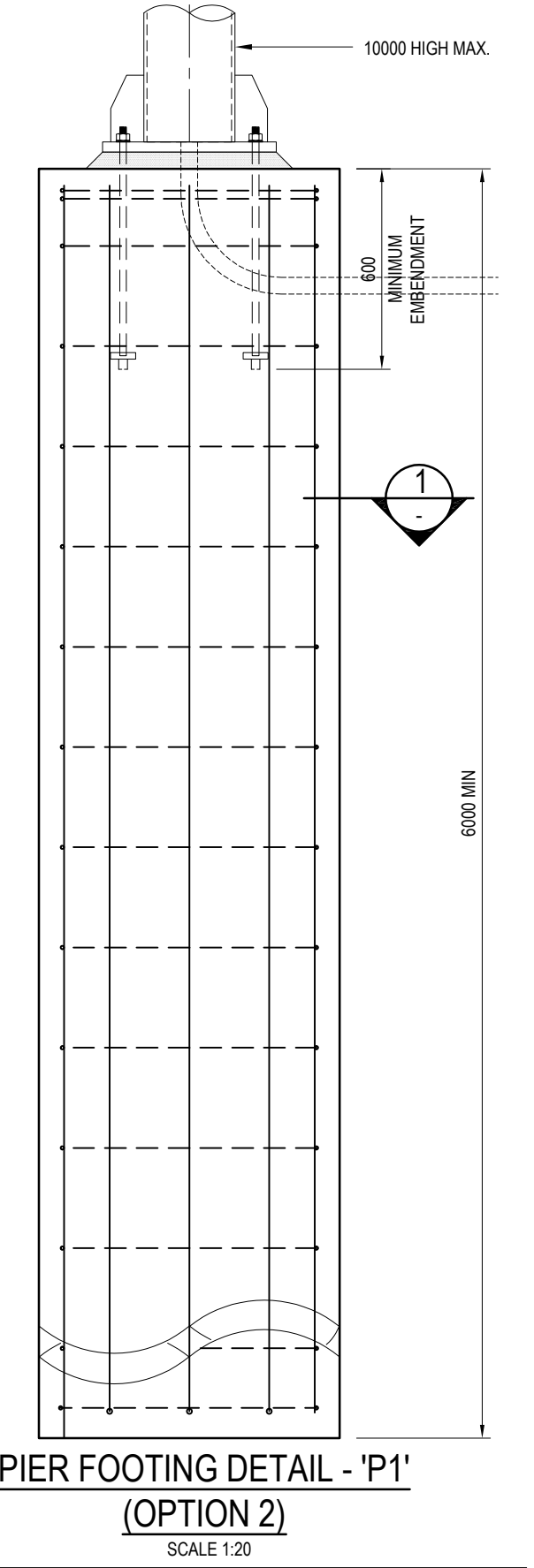
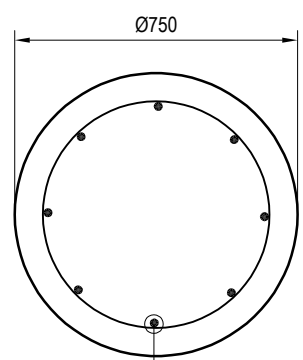
<b>date:</b>	DECEMBER 2017	<b>drawn:</b>	MA
<b>scale:</b>	A1: 1:500 A3: 1:1000	<b>checked:</b>	BC
<b>drawing no:</b>	1027 - SD102	<b>revision:</b>	K











Certified By: **HENRY & HYMAS**  
Company: **LIN MA**  
Engineer: **Lin Ma**  
Signature: **Lin Ma**  
Date: **10/02/2022**

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/5-2022**  
**Dated: 17 March 2022**



NOTE: PILE ASSUMED TO BE SOCKETED INTO NATURALLY STIFF CLAY.  
SOIL SHEAR STRENGTH  $c_u$ =15KPa MIN. TO BE CONFIRMED ON SITE.

**FOR CONSTRUCTION**

			Client	Suite 2.01, 828 Pacific Highway Gordon NSW 2072	 <b>Telephone</b> +61 2 9417 8400  <b>Facsimile</b> +61 2 9417 8337  <b>Email</b> email@hhconsult.com.au  <b>Web</b> www.henryandhymas.com.au	 <b>henry&amp;hymas</b>	Project PARKHURST TOWN CENTRE 812-818 YAAMBA RD, PARKHURST QLD	Drawn LS	Designed JP	Date FEB 2022
			Architect					Checked LM	Approved LM	Scale AS NOTED @ A3
B	ISSUED FOR CONSTRUCTION	10.02.2022	This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.	 Global Mark.com.au®			Title PYLON SIGN FOOTING DETAILS	Drawing number.		Revision
A	ISSUED FOR CONSTRUCTION	09.02.2022						22B90 - S2.00		B
REVISION	AMENDMENT	DATE								

This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.


Additional explanatory information is included in the Appendix at the end of this form.

<p><b>1. Property description</b></p> <p>This section need only be completed if details of street address and property description are applicable.</p> <p>E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include number, street, suburb/locality and postcode)</i></p> <p><b>Parkhurst Town Centre 812-818 Yaamba Road</b></p> <p>State <b>QLD</b> Postcode <b>4702</b></p> <p>Lot and plan details <i>(attach list if necessary)</i></p> <p>Local government area the land is situated in</p>
<p><b>2. Description of aspect/s certified</b></p> <p>Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<p>The structural design of the KFC sign pad footing and pier foundation</p> <div style="border: 2px solid red; padding: 10px; text-align: center;"> <p><b>ROCKHAMPTON REGIONAL COUNCIL</b></p> <p><b>APPROVED PLANS</b></p> <p>These plans are approved subject to the current conditions of approval associated with</p> <p><b>Development Permit No.: D/5-2022</b></p> <p><b>Dated: 17 March 2022</b></p> </div>
<p><b>3. Basis of certification</b></p> <p>Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.</p>	<p>The structural design complies with the following Australian standards.</p> <ul style="list-style-type: none"> <li>-AS1170.0-2002</li> <li>-AS1170.1-2002</li> <li>-AS1170.2-2021</li> <li>-AS3600-2018</li> </ul>

<b>4. Reference documentation</b> Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	<b>DRAWING NUMBER 22B90-S2.00 REVISION B</b>
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<b>5. Building certifier reference number and building development application number</b>	Building certifier reference number ..... Building development application number (if available) .....
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<b>6. Appointed competent person details</b> Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.	Name (in full) <b>LIN MA</b> ..... Company name (if applicable) <span style="float: right;">Contact person</span> <b>HENRY &amp; HYMAS CONSULTING ENGINEERS</b> ..... Business phone number <span style="float: right;">Mobile number</span> <b>02 9417 8400</b> ..... Email address <b>EMAIL@HHCONSULT.COM.AU</b> ..... Postal address <b>SUIT 2.01 828 PACIFIC HIGHWAY GORDON</b> ..... ..... State <b>NSW</b> Postcode <b>2072</b> ..... Licence class or registration type (if applicable) <b>RPEQ 08554</b> ..... Licence or registration number (if applicable) .....
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<b>7. Signature of appointed competent person</b> This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.	Signature <span style="float: right;">Date</span> .....  ..... <span style="float: right;">10/02/2022</span> .....
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**LOCAL GOVERNMENT USE ONLY**

<b>Date received</b>		<b>Reference number/s</b>	
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## Appendix – explanatory information

**IMPORTANT NOTE:** it is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

**Who can complete this certificate?** (sections 10 of the *Building Act 1975* (Building Act) and 73 of Building Regulation 2021 (BR 2021))  
A building certifier can accept from a competent person (design – specifications) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

For a competent person to meet the regulation requirements (section 77 of the BR 2021) they must substantially complete all sections of this form, including information, such as the design of a particular material, system, method of building or that a building element complies with the Building Code of Australia or a provision of the Queensland Development Code. It is also important that the details of the relevant reference documents are included, for example, the applicable Australian Standards or other technical provisions that may be applicable to the subject work.

**What is the purpose of this form?** (section 10 of the *Building Act 1975*)

The information in this form informs the building certifier's decision making when they are assessing a building development application and issuing the building development approval for the building work the subject of the certificate (form).

**When is this form not required?**

The assessment of some building applications will be entirely within the expertise of the relevant building certifier and therefore they may not seek the help of a competent person. In these instances, this form is not required.

**Is a manufacturer or supplier required under the BR 2021 to complete and sign this Form 15, if requested?**

**No.** A manufacturer or supplier of building materials is not required to complete and give this form or any aspect and inspection certificates if requested by a construction contractor, builder, appointed competent person, or a building certifier.

However, a manufacturer or supplier may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a manufacturers statement for an aspect or material that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

**What if there is not enough space for all the supporting material/documents?**

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is also available in a Microsoft Word version, that you can download and edit to include additional material in the relevant parts of the form. Note that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

**Appointed competent person (design or specification) –** (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day. The building certifier can also decide an individual is a competent person (design-specification) and a competent person (inspection) at the same time or for the same systems or components of the work.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

### PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.



Your ref: D/5-2022

By email  
enquiries@rrc.qld.gov.au

11 February 2022

Kathy McDonald  
Rockhampton Regional Council  
232 Bolsover St.  
Rockhampton

**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

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

**Development Permit No.: D/5-2022**

**Dated: 17 March 2022**

Dear Sir/Madam

**RFI Response**

**Development Application Reference: D/5-2022**

**812-818 Yaamba Road, Parkhurst**

**Lot 102 SP296885**

Further to the Information Request (RFI) issued on the 31<sup>st</sup> of January 2022, WSP have prepared the following response to the item below. To support the RFI question raised, a revised drawing with additional sketch has been attached for your review and assessment.

- 2. The pier footing for the proposed freestanding sign is located in close proximity to the two existing 300mm diameter sewerage trunk mains and a sewerage access chamber in the north-western corner of the property. The depths of the sewerage access chamber and sewerage trunk mains are approximately 4.8 metres. In accordance with the Queensland Development Code (QDC) MP1.4 guidelines, no loadings from the proposed footing must be impacted to the existing sewerage trunk mains. Please provide an acceptable solution including signed plans by a Registered Professional Engineer of Queensland (RPEQ) to satisfy this requirement.*

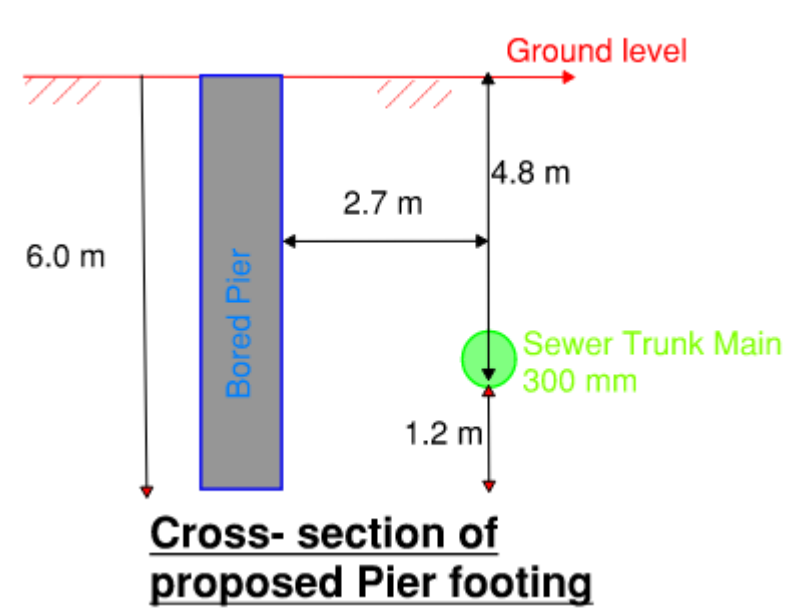
**WSP Response:** It is advised that the invert of the sewer infrastructure is approximately 4.8m below existing ground level. The proposed pylon sign is located approximately 2.4m offset from the sewer infrastructure at the closest point horizontally and extends to a depth of 6m below the existing ground level. The proposed bored pier footing for the sign extends below the existing sewer infrastructure by approximately 1.2 meters. As the footing extends below the sewer, the footing is outside of the zone of influence.

Refer to the Certified Pylon Footing Design ref 22B90-S2.00 Rev B and associated Form 15.

As per QDC MP1.4 no excavation will occur within 600mm of the sewer infrastructure and no additional loading will impact the existing sewer infrastructure. Please find an attached plan 1027-SD102\_K and a typical cross section on the following page.

Level 12, 900 Ann Street  
Fortitude Valley QLD 4006  
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Brisbane QLD 4001

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Fax: +61 7 3854 6500  
www.wsp.com



WSP have provided the supporting documentation as requested to support our Request for Information response.

If you have any further questions, please feel free to contact the undersigned.

Yours faithfully



Steve Novak  
Director, Civil Lead  
RPEQ 12760

cc: WSP Australia Pty Limited - Fraser McLauchlan  
AHC Antonio Reyes

Encl: Site Plan with Cross-section Sketch