

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

THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT.

DO NOT SCALE DRAWINGS, REFER TO FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES PLEASE NOTIFY THE ARCHITECT FOR CLARIFICATION.

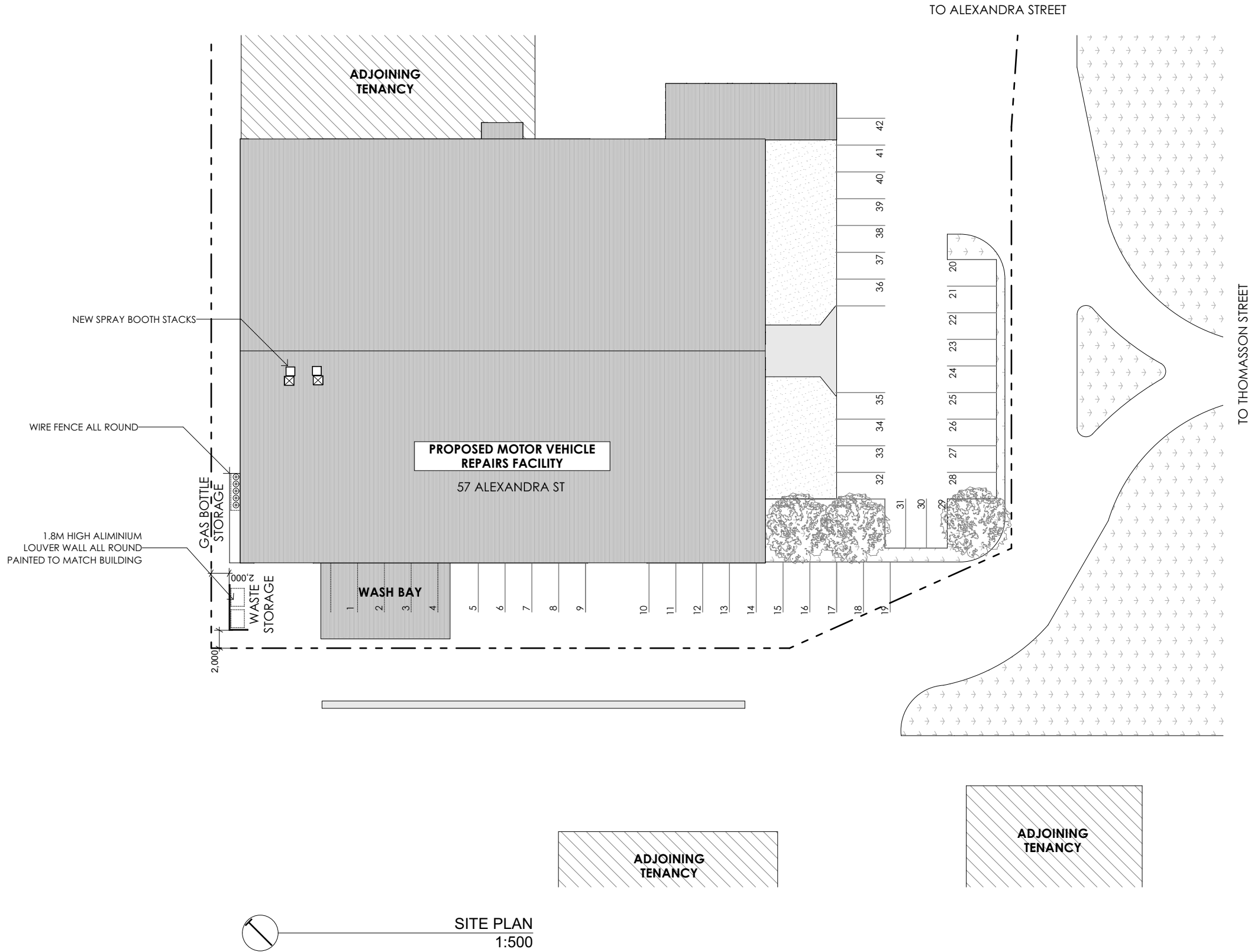
VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORKS.

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

|     |            |                          |
|-----|------------|--------------------------|
| 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         |
| REV | DATE       | DESCRIPTION              |

AR

ALISHA REA

INTERIOR DESIGN & DRAFTING

m. 0414 313 877  
e. alishareadesign@gmail.com

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          |            |

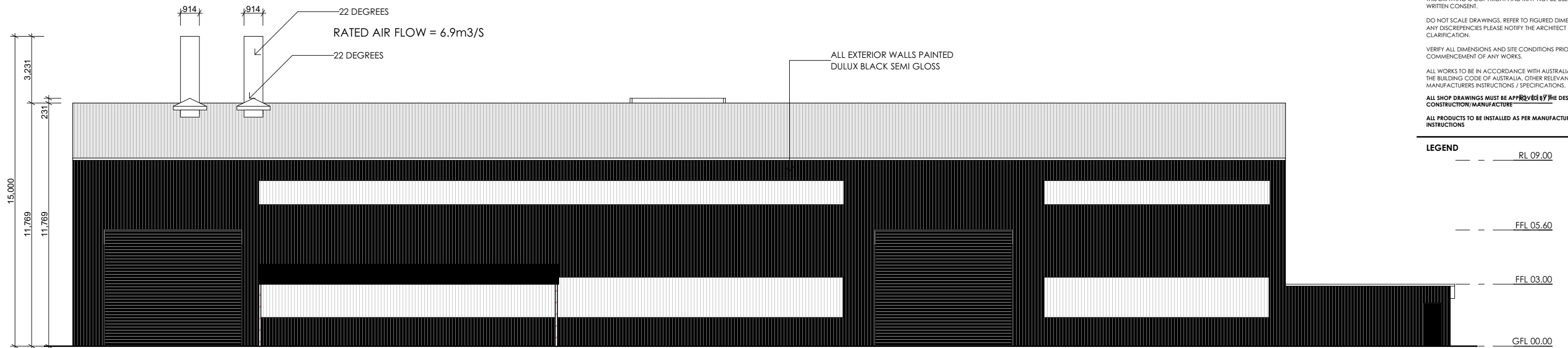
This architectural floor plan illustrates the layout of a vehicle service center, divided into several functional zones:

- Preparation Bays:** Located at the top left, containing eight car icons for initial vehicle preparation.
- Tools:** Two designated areas for tool storage, one at the top right and another in the center-right.
- Parts Area:** Situated at the bottom right, featuring a large open space and an existing office space.
- Wash Bay:** Located at the bottom left, equipped with a yellow car wash system.
- Paint Room:** A central area flanked by two spray booths, used for vehicle repainting.
- Parking & Circulation:** Includes a central parking area with car icons, a walkway on the right, and various access points marked with 'H'.
- Other Features:** Includes a 'Parts WIP' (Work In Progress) area, an 'Office' (highlighted in red), and a 'Mechanical & ADAS' section.

The plan is annotated with numerous dimensions (e.g., 24,000, 16,000, 9,000) and area calculations (e.g., GF - 2926m2 FFL 00.00). It also includes a red notice box on the right side stating:

**ROCKHAMPTON**  
**APP**  
 These plans are a...  
 conditions of approval  
**Development Permit**  
**Dated: 30 November 2023**

E01  
A.03.01



E01 EXTERNAL ELEVATION 1:200

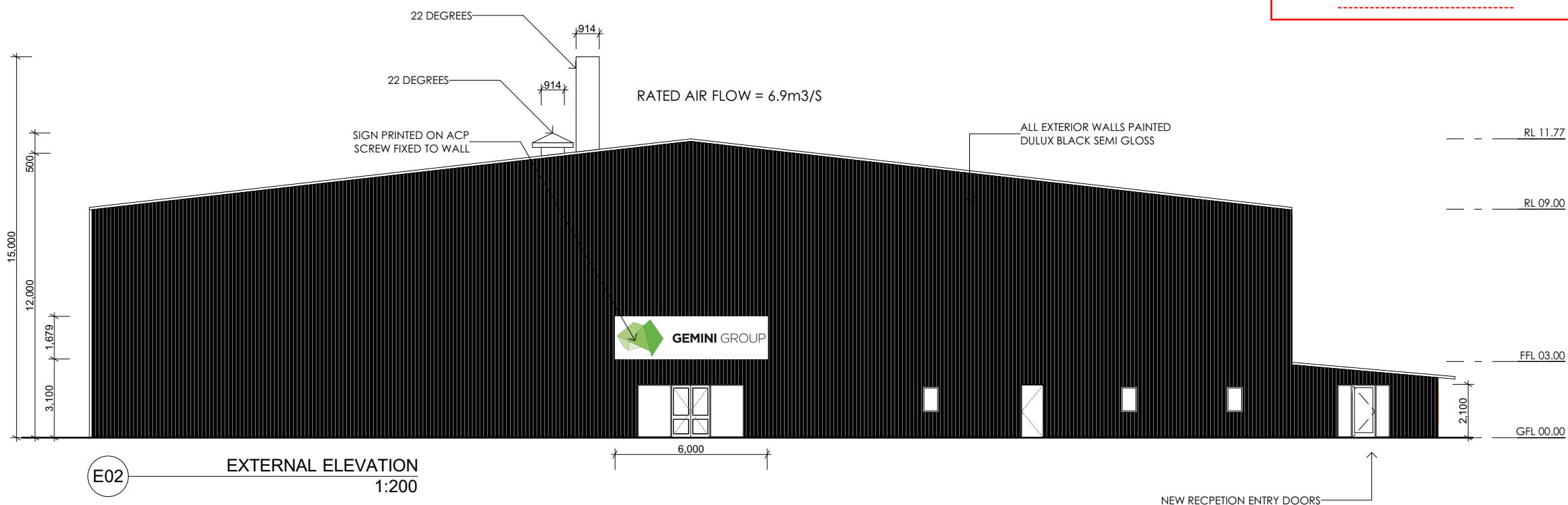
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E02 EXTERNAL ELEVATION 1:200

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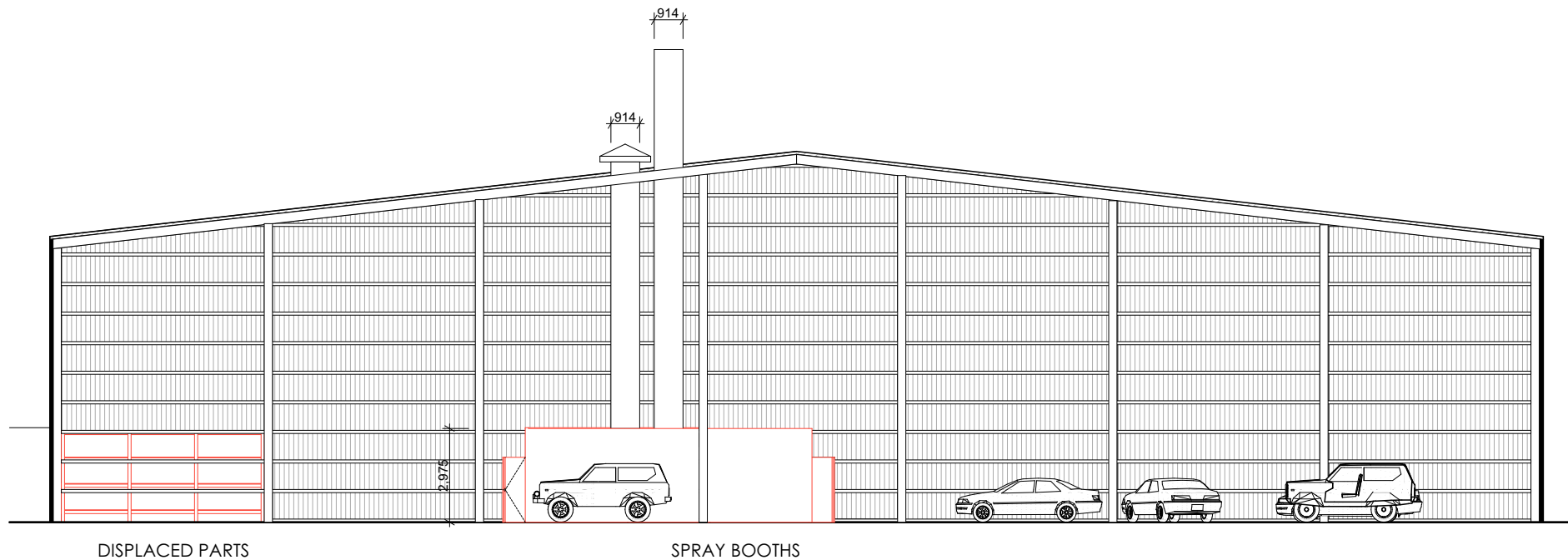
**AR ALISHA REA**  
INTERIOR DESIGN & DRAFTING  
m. 0414 313 877  
e. alishareadesign@gmail.com

PROJECT  
**GEMINI ROCKHAMPTON**  
**57 ALEXANDRA ST, PARK AVENUE, QLD**

DRAWING  
**EXTERNAL ELEVATIONS**

|              |                   |              |
|--------------|-------------------|--------------|
| PROJECT NO.  | DATE              | SCALE        |
| <b>01:20</b> | <b>18.01.2021</b> | <b>1:200</b> |

|                |          |
|----------------|----------|
| DRAWING NUMBER | REVISION |
| <b>A.03.01</b> | <b>G</b> |



E03 INTERNAL ELEVATION  
1:200

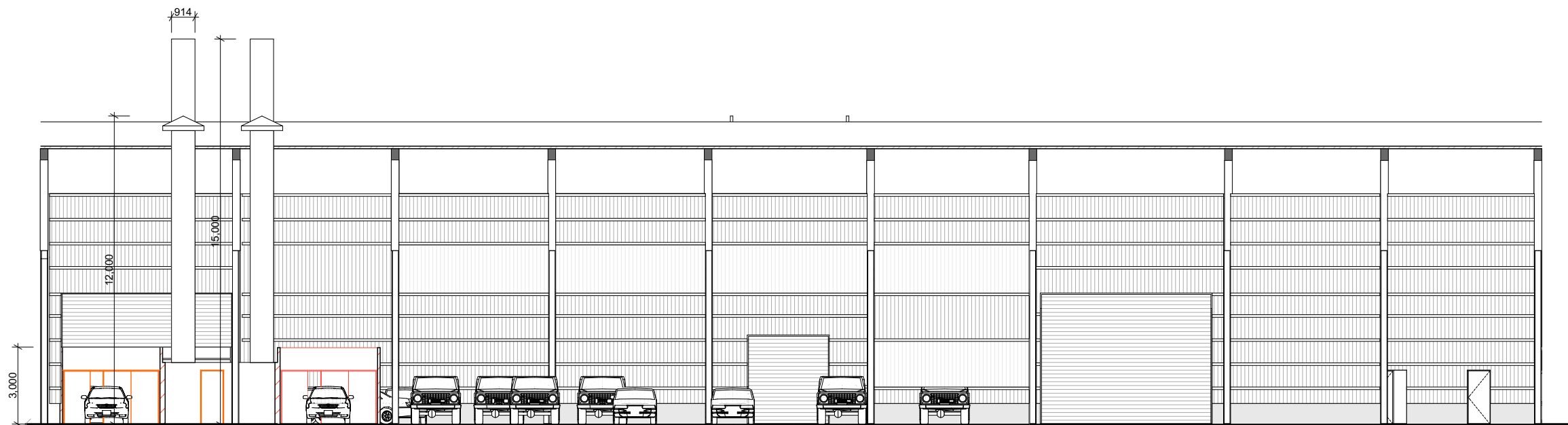
## ROCKHAMPTON REGIONAL COUNCIL

### APPROVED PLANS

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E04 INTERNAL ELEVATION  
1:200

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## DA APPLICATION

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PROJECT  
**GEMINI ROCKHAMPTON**  
57 ALEXANDRA ST, PARK AVENUE, QLD

DRAWING  
**INTERNAL ELEVATIONS**

| PROJECT NO.  | DATE              | SCALE        |
|--------------|-------------------|--------------|
| <b>01:20</b> | <b>18.01.2021</b> | <b>1:200</b> |

| DRAWING NUMBER | REVISION |
|----------------|----------|
| <b>A.03.02</b> | <b>G</b> |



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**Development Permit No.: D/78-2021**

**Dated: 30 November 2021**

**TECHNICAL MEMORANDUM**

**Project No.** 0852021

**Date:** 31-Mar-21

**To:**  
Rebekah McDonald  
Ethos Urban  
[RMcDonald@ethosurban.com](mailto:RMcDonald@ethosurban.com)

**From:**  
Chris Hewitt  
Principle Engineer  
McMurtrie Consulting Engineers  
[chris@mcmengineers.com](mailto: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*





**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

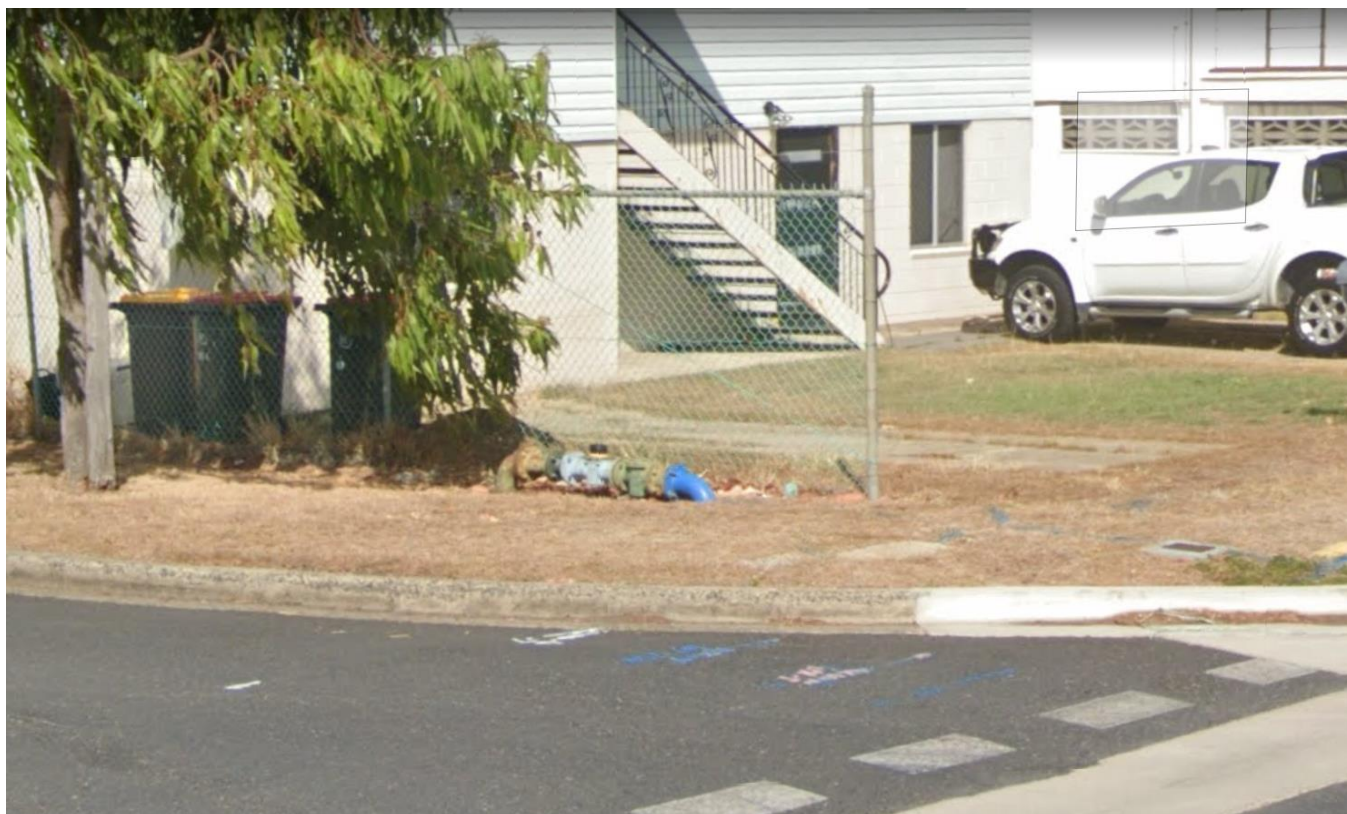
The Proposed site is well serviced and has existing 150mm water and a 150mm sewer connections provided by Rockhampton Regional Council, MCE expects that the demand on these services would be well within the service limits of this infrastructure.

### 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



*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