



1 LOCATION PLAN
1: 2500 @ A3

CONCEPT ONLY

GENERAL NOTE:

- [illegible]

NOTE:

ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES

ROCKHAMPTON REGIONAL COUNCIL


APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/83-2021

Dated: 8 September 2021

drawing title:
SITE PLAN

drawing no: **SK-001**



drawing no: **SK-001**

drawing title:
SITE PLAN

drawing no: **SK-001**

drawing title:
SITE PLAN

REVISIONS	DATE	DESCRIPTION
REVISION N	05/2015	PRELIMINARY

GIDEON
TOWN PLANNING
gg@gideontownplanning.com.au

DRAWINGS BY
DESIGN+ARCHITECTURE

ISSUED FOR PRELIMINARY	project no:	scale As indicated	rev
	GG-044	date APR 21	1

4.0 DEVELOPMENT PROPOSAL

4.1 Proposal Description

The development proposal sets out provisions for the replacement of the existing Amenities Building (Building A), Storage Office (Building C) and Canteen (Building E) with a single more robust building to ensure the buildings and infrastructure are more resilient against vandalism, arson and flooding. The proposed single-storey L-shaped Besser Brick building consists of two sections; the main area consisting of the amenities, office space and storeroom and an adjoining canteen area.

The development does not propose any increase in intensity or scale of the land use. The proposal is merely an upgrade of the existing facilities on site. The development will not increase patronage or usage of the club itself.

Existing Facilities



- Building A: Amenities (toilet & showers)
- Building B: Amenities (toilets)
- Building C: Storage / Office
- Building D: Covered outdoor area
- Building E: Canteen (partly demolished following arson)

Proposed Facilities



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/83-2021

Dated: 8 September 2021

Project No. 122-20-21

Date: 15-Jun-21

To:

Gideon Genade

gg@gideontownplanning.com.au**ROCKHAMPTON REGIONAL COUNCIL****APPROVED PLANS**

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

Development Permit No.: D/83-2021**Dated: 8 September 2021**

From:

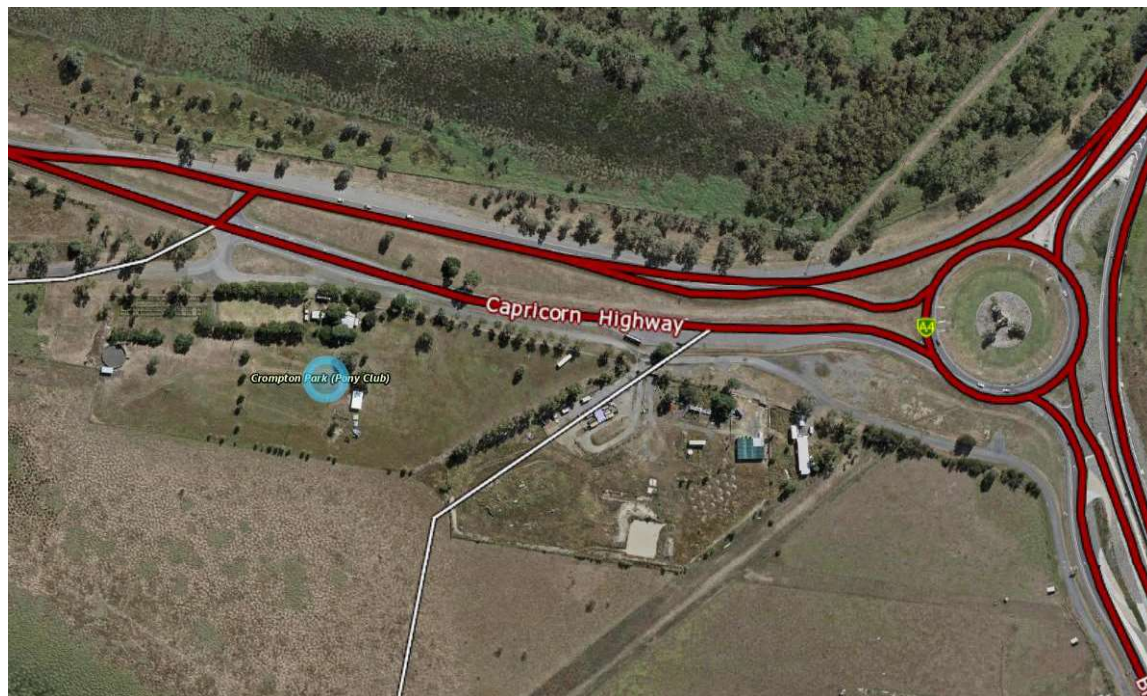
Lachlan McMurtrie

Director

McMurtrie Consulting Engineers

lachlan@mcmengineers.com**Re: 49 Capricorn Highway – Flood Statement****Introduction**

McMurtrie Consulting Engineers (MCE) has been engaged by Gideon Town Planning to undertake a Flood Statement to support the proposed development of improved facilities on behalf of the Crompton Park Hack and Pony Club, at 49 Capricorn Highway, Fairy Bower (L415 LN), refer Figure 1. The subject site is zoned as Sports and Recreation and surrounded by Rural Zone and is used to help develop aspiring equestrian competitors and prepare them for state or national events by conducting local events and competitions on-site. This site is affected by Fitzroy River Flooding. The flood hazard overlay map depicts that the site is situated in the extreme flooding zone (H5) (refer Attachment A).

**Figure 1 – Site Location (Source: Qld Globe)**

The site accommodates existing infrastructure which has been subjected to regular vandalism and arson. The proposal is to upgrade and replace the existing facilities. The existing facilities to be replaced are as follows (refer Figure 2):

- Building A - existing canteen



- Building B - general office and storage room
- Building C - existing shower amenities building



Figure 2 – Existing Infrastructure (Source: Qld Globe)

Summary of Existing Conditions

The site has an existing structures as identified above and is approximately 37,000 m² in land area. It is understood the intention is for the site to remain largely unchanged, aside from the construction of the proposed replacement facilities as outlined in Design + Architecture plan GG-044 Rev 1 (Attachment B). The site is situated in the Fitzroy River Floodplain. Council's Designated Flood Event (DFE) is a flood with a once in a hundred-year probability or 1% Annual Exceedance Probability (AEP).

The below image, Figure 2, is an extract from the AECOM, June 2014, "2014 Fitzroy River Flood Mapping". It is evident the site is inundated to a range of depths of 2.5 to 4.0m based on the AECOM mapping for 100 year ARI.

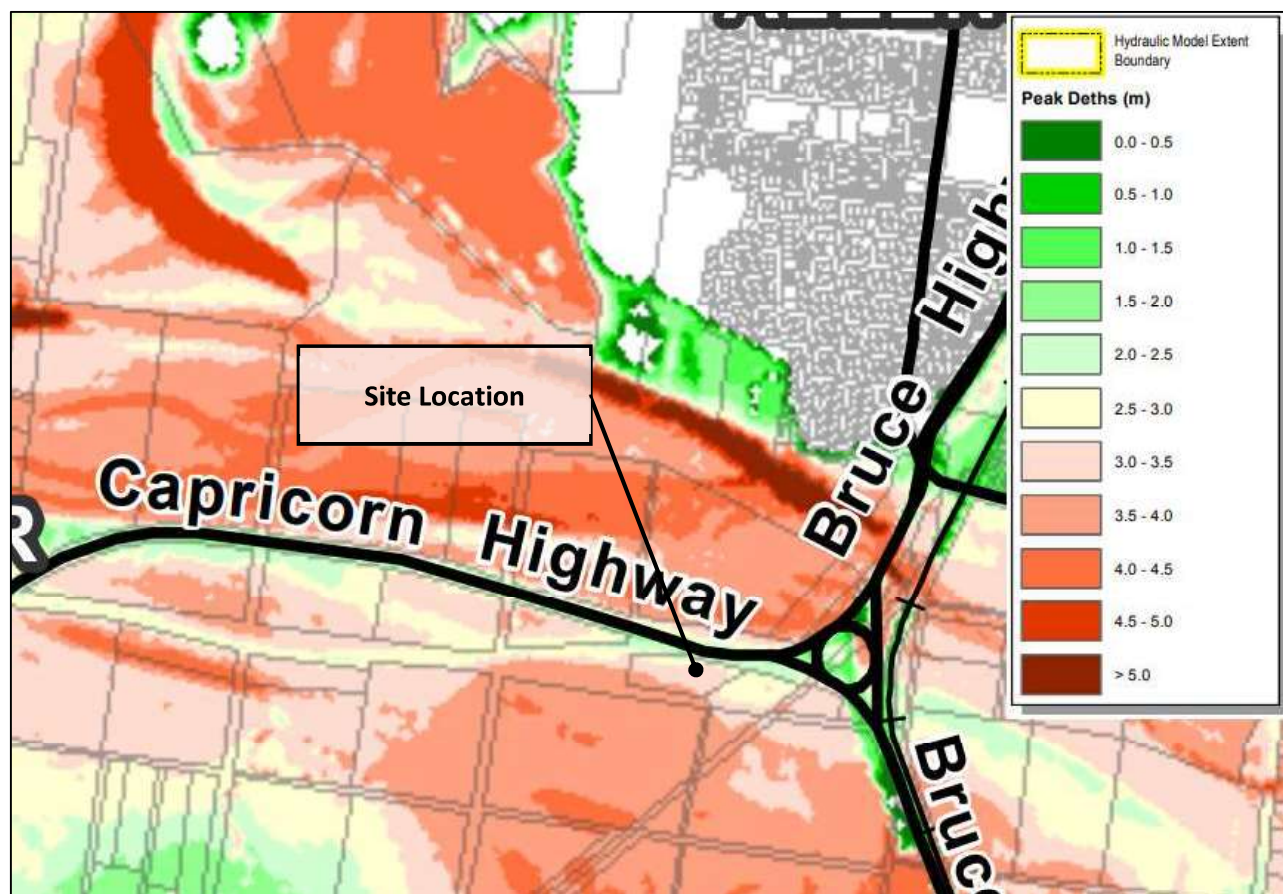


Figure 3 – 100 Year ARI Peak Flood Depth Map (Source: Fitzroy River Flood Mapping, AECOM, 2014)

Development Generated Impacts and Risks

The proposal consists of completely removing buildings A, B and C as identified above and replacing them within a similar footprint to the current buildings A and B. Given building C will not be replaced, volumetrically there should be a marginal reduction on impacts to the flood plain, if managed *correctly and constructed*.

It is the owner's responsibility to ensure appropriate flood management measures are implemented, however, it is expected that given the structure is not habitable these will be limited to management of the following:

- Monitoring flood warnings via appropriate media and Bureau of Meteorology (BOM) website data to plan for flood events, and in the case of a potential flood event;
- Remove all debris, loose materials (i.e. potential hazards) from site;
- Relocate plant/equipment stored in the stable off site;
- Relocate all livestock from site;

Limitations:

1. MCE has relied upon third party sources of information to prepare the document which may not have been able to be fully verified. MCE has taken reasonable endeavours to inform itself of the parameters and project and has taken reasonable steps to ensure that the works and document is as accurate as possible given the information upon which it has been based including information that may have been provided or obtained by any third party or external sources which has not been independently verified.
2. MCE reserves the right to review and amend any aspect of the works performed including any opinions and recommendations from the works included or referred to in the works if:



- a. Additional sources of information not presently available (for whatever reason) are provided or becomes known to MCE; or
 - b. MCE considers it prudent to revise any aspect of the works in light of any information which becomes known to it after the date of submission.
 - c. MCE does not give any warranty nor accept any liability in relation to the completeness or accuracy of the works. If any warranty would be implied whether by law, custom or otherwise, that warranty is to the full extent permitted by law excluded. All limitations of liability shall apply for the benefit of the employees, agents and representatives of MCE to the same extent that they apply for the benefit of MCE.
3. MCE take no responsibility for the structural integrity of the facilities, or the final placement (vertical or horizontal) of the structure. The development does not materially worsen flood flows external to the site.
 4. It is the land owner's responsibility to implement appropriate flood management strategies. The above noted advice is indicative of a development of this nature. It is the land owner's responsibility to implement, maintain and operate the site specific strategy.

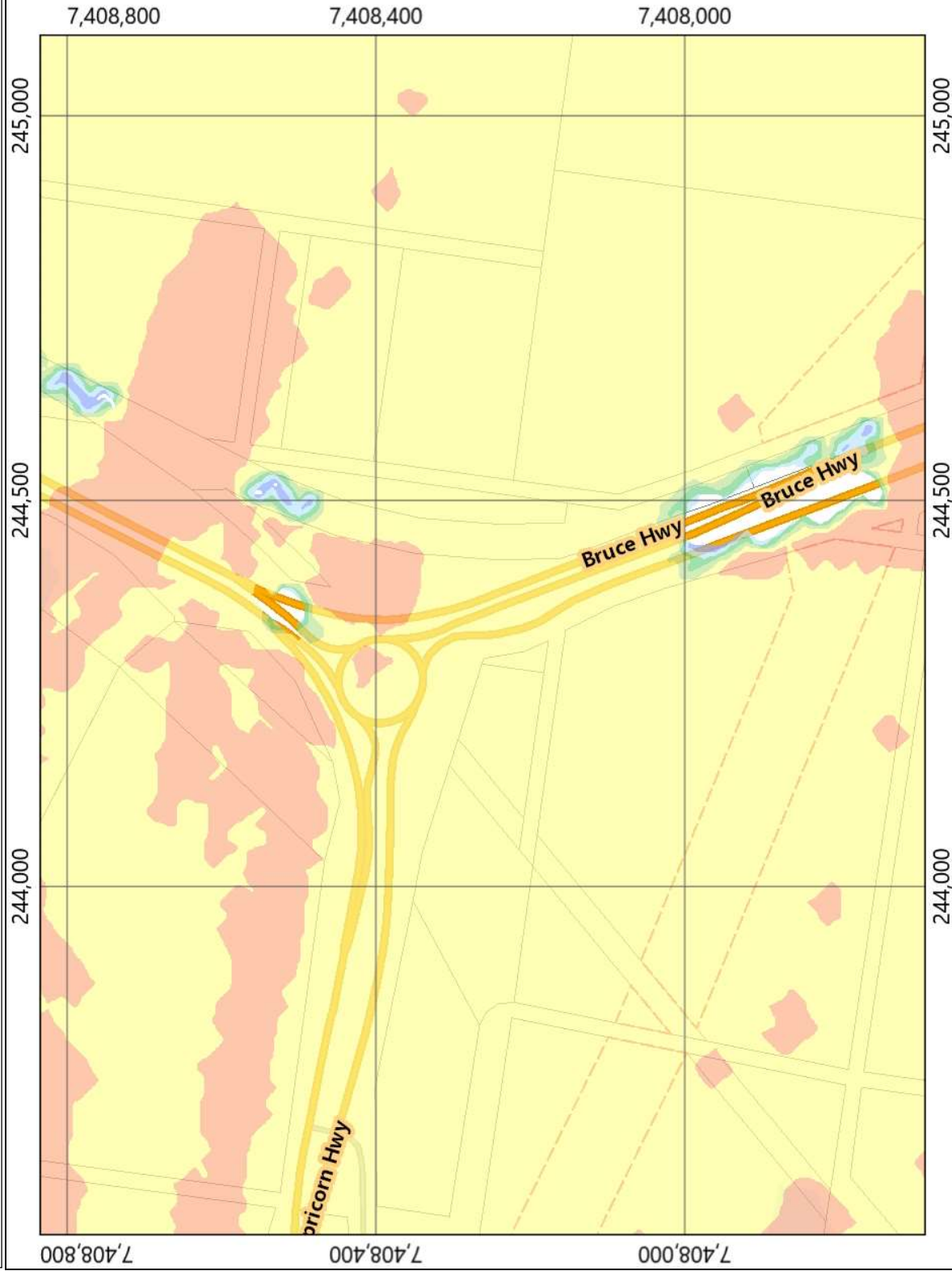
Lachlan McMurtrie
Director
RPEQ 15243



APPENDIX A – FLOOD HAZARD MAP

**Legend**

- Development Information
- RRC Mask
 - Fitzroy River Flood
 - H1 (Low)
 - H2 (Medium)
 - H3 (High)
 - H4 (High)
 - H5 (Extreme)
 - H6 (Extreme)
 - Floodplain Investigation Area
 - North Rockhampton Flood Management Area
 - Roads2
 - Main roads
 - Major council roads
 - Standard council roads
 - Access roads
 - Private roads
 - Easements
 - Property Parcels
 - Ocean
 - Rivers
 - DCDB Parks
 - CQ LGA Boundaries



Copyright protects this publication. Reproduction by whatever means is prohibited without prior written permission of the Chief Executive Officer, Rockhampton Regional Council. Rockhampton Regional Council will not be held liable under any circumstances in connection with or arising out of the use of this data nor does it warrant that the data is error free. Any queries should be directed to the Customer Service Centre, Rockhampton Regional Council or telephone 1300 22 55 77. The Digital Cadastral Database is current as at June 2021. © The State Government of Queensland (Department of Natural Resources and Mines) 2021. All other data © Rockhampton Regional Council 2021. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable. Rockhampton Region Planning Scheme - August 2015.





APPENDIX B – LAYOUTS

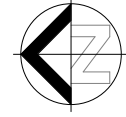


2 SITE PLAN
1:200 @ A3

drawing title:

SITE PLAN

drawing no: SK-001



project: _____

A3 DRAWING NOTED SCALES RELATE TO A3 DRAWINGS

project.

PONY CLUB PLAN

location:	client:
-----------	---------

location:
49 CAPRICORN HIGHWAY, FA
BOWER- LOT NO 415 LN2484

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	03/20/15

PRELIMINARY SKETCH PLANS. If the drawings are Method and issued preliminary below, they are not suitable for Building Application, tender or construction purposes! The set of preliminary sketch plans are only for presenting the concept for the specific project to the client as is nominated in the title sheet.

COPYRIGHT & LIABILITY. These drawings, concepts and designs are copyrighted and the property of the draughtsman/draftsman and will not be used for any other reason without the consent or permission of draughtsman/draftsman PTV LTD. (ACS 167 978 832)

designs or drawings, accept any responsibility for the accuracy, completeness of electronically transferred documents.



GIDEON
TOWN PLANNING
and Development Consultants, Inc.

DRAWINGS BY
DESIGN+ARCHITECTURE
designaa.com.au
28@giveawayplanning.com.au

ISSUED FOR PRELIMINARY		scale As indicated	re-
project no:			

GG-044	date	APR 21	drawn	CC
--------	------	--------	-------	----



1 LOCATION PLAN
1:2500 @ A3

CONCEPT ONLY

GENERAL NOTE:

- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON
- THESE DRAWINGS ARE APPROXIMATE AND HEAVILY CONCEPTUAL.
- THE DRAWINGS ARE NOT TO BE USED FOR ANY COMMERCIAL OR CONSTRUCTION PURPOSES, NOR AS PART OF ANY ENGINEER DOCUMENTS AND DRAWINGS IF REQUIRED
- CURRENT LOCATIONS AND BOUNDARY LINE ARE APPROXIMATE. RELEVANT SURVEY TO BE CONDUCTED BEFORE REQUIRED
- REFER TO TOWN PLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS
- THESE DRAWINGS ARE CONCEPTUAL AND DO NOT REFLECT BUILDING APPROVALS, PLUMBING APPROVALS, APPROVAL OR USABILITY REQUIREMENTS, CLIENT TO CONFIRM AND GET APPROVAL FROM RELEVANT AUTHORITIES
- IF THE SITE OR PROJECT ARE THREATENED OR LOCATED IN A Bushfire Area, THEN THE BUILDINGS TO COMPLY WITH THE SITE SPECIFIC BUSHFIRE RISK MANAGEMENT PLAN

NOTE:

ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES

