

**IMPORTANT NOTE**

This plan was prepared to accompany an application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client  
**Rockhampton Jockey Club Inc**

project  
**75 Reaney Street,  
The Common  
(Callaghan Park Racecourse)**

plan of  
**Proposal Plan  
(Proposed Horse Stables)  
with Ortho Underlay**

rp  
**Lot 186 on LN1397**

lga  
**Rockhampton Regional Council**

issue	date	details	authorised
A	25-01-2021	Initial Issue	RJKF

created  
 **capricornsurveygroup**  
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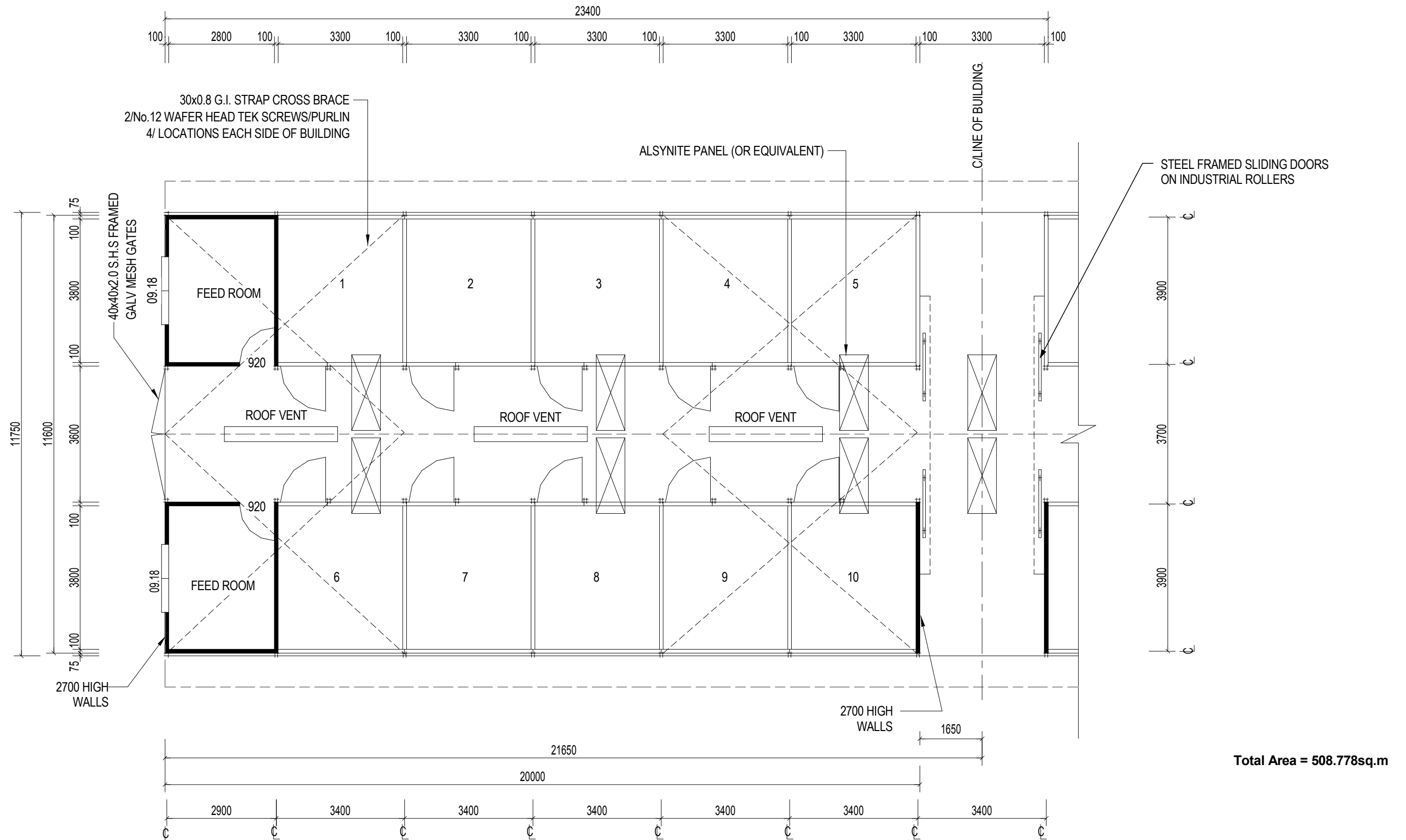
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plan no.  
**7963-01-PRO**

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cad file  
**7963-01-PRO-A**  
issue  
**A**



**DIAGRAM**  
**1:1000**

0m 100 200 300 400 500 600 700 800 900 1000m



**FLOOR PLAN**



**ROCKHAMPTON**

**DRAFTING SERVICES**

David Mills  
Lic. No.61700  
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QBSA Act 1991


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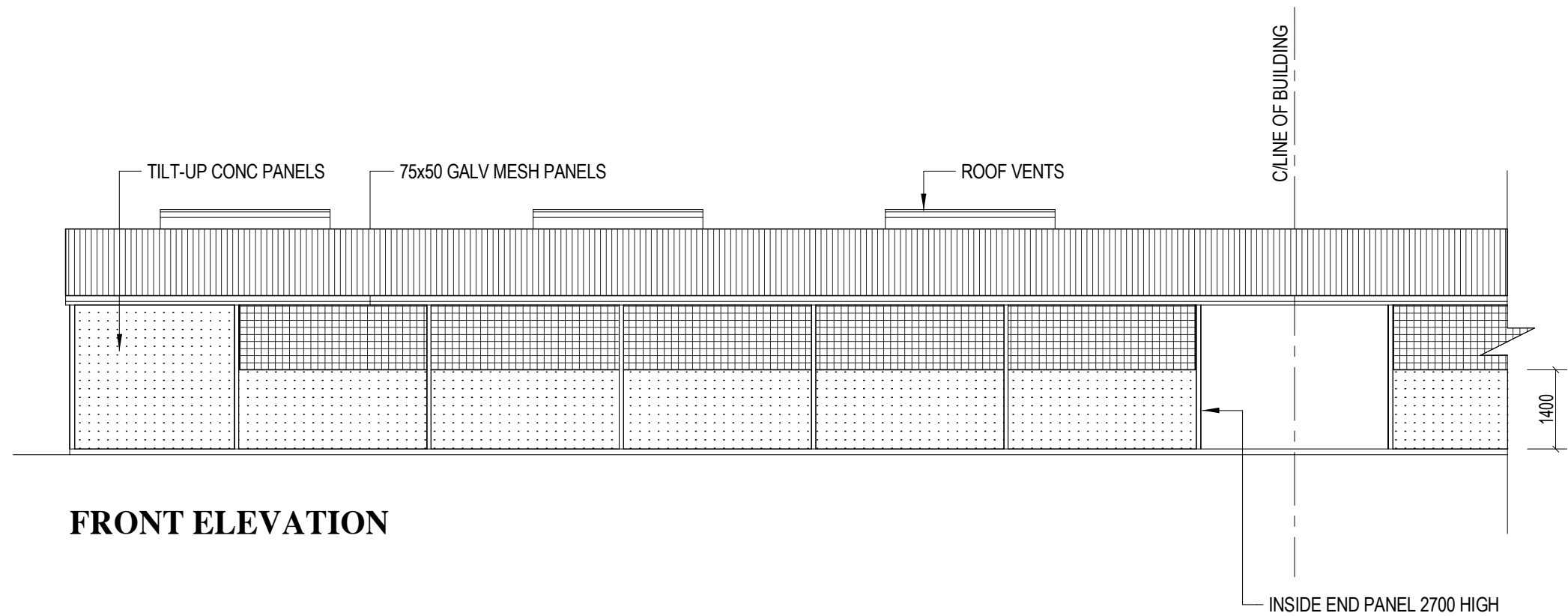
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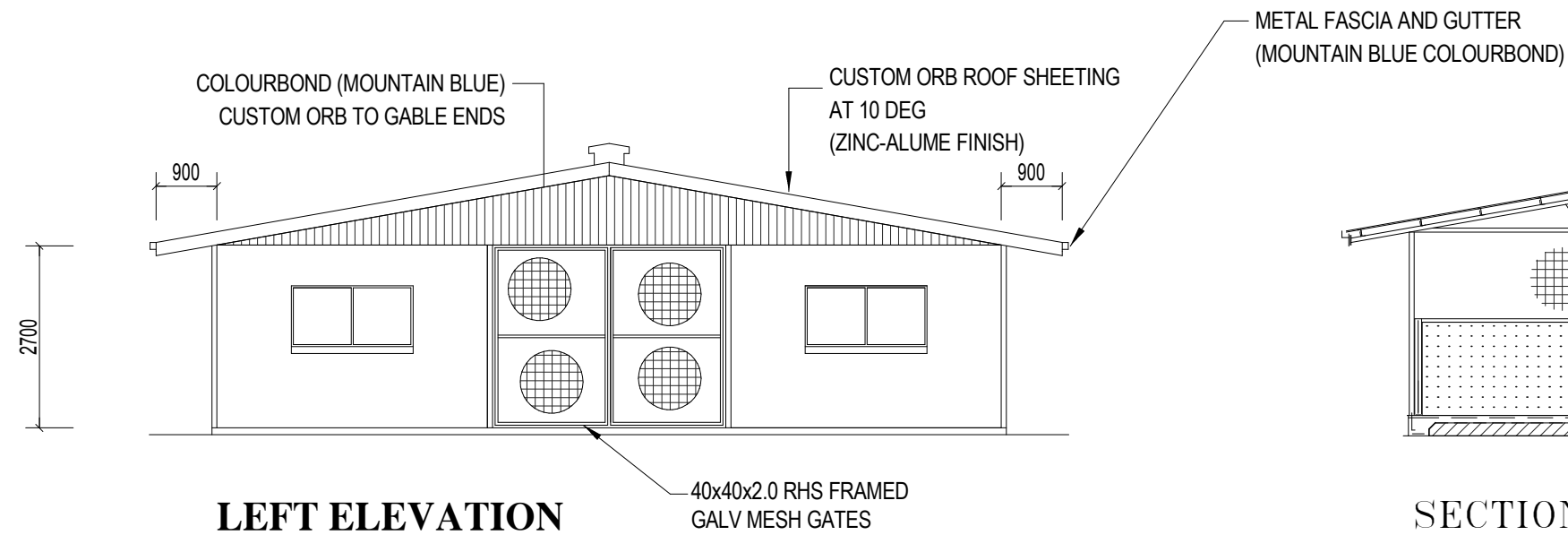
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**PROPOSED STABLES  
FOR:- ROCKHAMPTON JOCKEY CLUB INC.  
AT:- CALLAGHAN PARK**

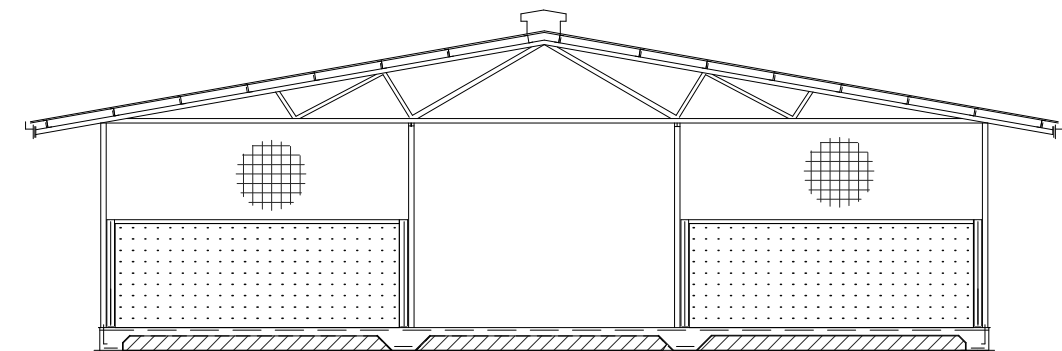
Rev	Date	Description	SCALES:- 1 : 100		
			DATE:- 04/06/2014		SIGNED 
			DRAWN A.M.	CHECKED D.M.	
			SHEET SIZE	A3	DRW No. <b>2014-0038</b>
			SHEET 1 OF 11		



**FRONT ELEVATION**



**LEFT ELEVATION**



**SECTION**



**ROCKHAMPTON**

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FOR:- ROCKHAMPTON JOCKEY CLUB INC.  
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Rev	Date	Description

SCALES:- 1 : 100

DATE:- 04/06/2014

DRAWN A.M. CHECKED D.M.

SHEET SIZE A3

SHEET 2 OF 11

SIGNED

DRW No.

**2014-0038**

Our Ref: MCU Report\_RJC STABLE BLOCKS 7 and 8

9<sup>th</sup> February 2021

Development Assessment Section  
Rockhampton Regional Council  
PO Box 1860, ROCKHAMPTON QLD 4700

Dear Sir/Madam

## **REPORT FOR MCU APPLICATION STABLE BLOCKS NO'S 7 AND 8 – CALLAGHAN PARK LOT 186 ON LN1397 AT 75 REANEY STREET, R'TON**

### **1.0 SUMMARY**

- 1.1 In November 2014 Council approved the construction of Stable Block 6 (D/214-2014).  
The proposed development is for two (2) additional stable blocks to be designated Stable Blocks 7 and 8 which will be immediately adjacent to Stable Block 6.
- 1.2 Attached Drawing 7960-01-PRO shows the location of the proposed stable blocks in relation to the existing sets of stables. The location for Stable Blocks 7 and 8 are not near any allotment boundaries of the subject land.  
The subject site is on the edge of the erosion prone area and is in the H5 Extreme Hazard and Risk Zone of the Fitzroy River flood overlay map .
- 1.3 The subject site is flood affected and the building pads for both stable blocks will be RL 6.1m AHD matching the recently constructed stable blocks.
- 1.4 The fill material for the building pads will be extracted entirely from within RJC's property and all within the flood plain. Therefore, there will be no net change to the flood plain cross section or to the flood storage volume. Therefore, there will be no impact on flood levels.
- 1.5 The stables are always evacuated in a timely manner in the event of a major flood impacting the facility. There is no threat to people or horses. There is no impact on Council resources.

### **2.0 FLOODING AND DRAINAGE**

- 2.1 The Callaghan Park racing complex is affected by flood events in the Fitzroy River.  
The Aurecon Flood Report 2011 nominates (in round figures) the following peak water levels for this area:

Q100	-	RL 7.8m AHD
Q50	-	RL 7.3m AHD
Q20	-	RL 6.9m AHD
- 2.2 The existing Stable Blocks 5 and 6 floor levels are at or about RL 6.1m AHD and provide the best reference for comparison to recent flood events and the proposed new Stable Blocks 7 and 8. Inundation impacts the racing and stable complex without serious or undue problems.
- 2.3 The Callaghan Park racing complex comes under the control of Racing Queensland and hence the state government racing administration takes an active interest in all capital works undertaken on the land and assists with all flood related issues affecting the complex.

Stable blocks No 5 and 6 were built using concrete tilt-up construction to address the storm tide inundation hazard and flooding of the Fitzroy River; and the proposed Stable Blocks 7 and 8 will be similarly constructed.

Consequently, with this construction, after each inundation event, with a quick washout the stables are back in a serviceable condition and operating quickly. The slow build up to a flood event in the Fitzroy River affecting Callaghan Park gives plenty of warning for evacuation procedures for horses and the administration complex.

Stable Blocks 7 and 8 are proposed to be of similar construction to Stable Blocks 5 and 6 with a similar floor height of RL 6.1 AHD.

2.4 Lifting the stable floors to a higher level in an endeavour to improve the flood immunity is not a viable option as this simply makes the batters and accesses into the stables unworkable for thoroughbred race-horses which are very often nervy, flighty animals when in full training. Installing longer access ways for horses takes up too much room.

2.5 The site of the stables and Callaghan Park itself is remote from boundaries and other external structures in the area. It is adjacent to the tidal section of the Fitzroy River and thus has a legal point of discharge. No stormwater is directly discharged into the river and all discharges are well within the confines of the subject land.

Therefore, drainage from the Callaghan Park complex, its buildings and structures beside the Fitzroy River does not cause any nuisance. The runoffs in all events are lawful flows and Council does not need to impose its standard stormwater drainage conditions which are imposed when impacts on adjacent properties could arise. Any minor increase in runoff will be insignificant in relation to the whole of the site, the ancillary uses of the racing complex and the Fitzroy River.

2.6 All necessary drainage works for the proposed stables will be designed and constructed in accordance with Approved Building Plans. The proposal is not a complex development; these are stable blocks located within a very large site. It is fully understood there is a risk of inundation and the buildings will be constructed accordingly. Therefore, there are no issues that cannot be addressed by normal building design and construction.

2.7 No retaining walls are required or proposed.

The excavation required to produce the fill for the building pads will be selectively taken from within the RJC's land in a manner that does not cause ponding and does not adversely affect the flow of water.

### **3.0 RECOMMENDATIONS**

3.1 In the event of an approval for the proposed Material Change of Use for Stable Blocks 7 and 8, it is recommended that Council impose relevant development conditions to address flooding and stormwater such as:-

- A) A minimum Floor Height of 6.1 AHD;
- B) An RPEQ certificate on completion of construction that attests to the structural design of Stable Blocks 7 and 8 addressing the potential for inundation flows of the Fitzroy River;
- C) An RPEQ certificate on completion of construction that attests to the stormwater drainage off Stable Blocks 7 and 8 draining lawfully and not causing nuisance as defined by the Queensland Urban Drainage Manual.

Yours faithfully



**HARTECS** nga engineering