

**1** GROUND FLOOR AREA PLAN  
1 : 200

- A - EXISTING GFA
- B - PROPOSED GFA
- C - EXISTING COVERED EXTERNAL AREA
- D - PROPOSED COVERED EXTERNAL AREA
- E - EXISTING GFA - TO BE DEMOLISHED
- F - EXISTING GFA - DEMOLISHED FOR PROPOSED EXTERNAL COVERED AREA
- G - EXISTING EXTERNAL COVERED AREA - PROPOSED GFA
- H - EXISTING COVERED EXTERNAL AREA - DEMOLISHED

**GROSS FLOOR AREA - EXISTING**

A - EXISTING GFA	GROUND FLOOR	3644 m <sup>2</sup>
A - EXISTING GFA	UPPER FLOOR	235 m <sup>2</sup>
C - EXISTING COVERED EXTERNAL AREA	GROUND FLOOR	31 m <sup>2</sup>
E - EXISTING GFA - TO BE DEMOLISHED	GROUND FLOOR	34 m <sup>2</sup>
F - EXISTING GFA - DEMOLISHED FOR PROPOSED EXTERNAL COVERED AREA	GROUND FLOOR	23 m <sup>2</sup>
G - EXISTING EXTERNAL COVERED AREA - PROPOSED GFA	GROUND FLOOR	73 m <sup>2</sup>
H - EXISTING COVERED EXTERNAL AREA - DEMOLISHED	GROUND FLOOR	2 m <sup>2</sup>
<b>TOTAL EXISTING GFA</b>	<b>TOTAL EXISTING GFA</b>	<b>4043 m<sup>2</sup></b>

**GROSS FLOOR AREA - PROPOSED**

A - EXISTING GFA	GROUND FLOOR	3644 m <sup>2</sup>
A - EXISTING GFA	UPPER FLOOR	235 m <sup>2</sup>
B - PROPOSED GFA	GROUND FLOOR	369 m <sup>2</sup>
C - EXISTING COVERED EXTERNAL AREA	GROUND FLOOR	31 m <sup>2</sup>
G - EXISTING EXTERNAL COVERED AREA - PROPOSED GFA	GROUND FLOOR	73 m <sup>2</sup>
<b>TOTAL PROPOSED GFA</b>	<b>TOTAL PROPOSED GFA</b>	<b>4353 m<sup>2</sup></b>

EXISTING TOTAL GFA 4043m<sup>2</sup>  
 PROPOSED TOTAL GFA 4353m<sup>2</sup>  
 TOTAL GFA INCREASE 310m<sup>2</sup>

**SITE COVER / IMPERVIOUS AREA**

TOTAL SITE AREA:	30,146m <sup>2</sup>
TOTAL EXISTING:	14,200m <sup>2</sup> 46.7%
TOTAL PROPOSED:	15,850m <sup>2</sup> 52.1%
TOTAL INCREASE:	1,650m <sup>2</sup> 5.4%

**ROCKHAMPTON REGIONAL COUNCIL**

**AMENDED PLANS APPROVED**

**2 December 2025**

**DATE**

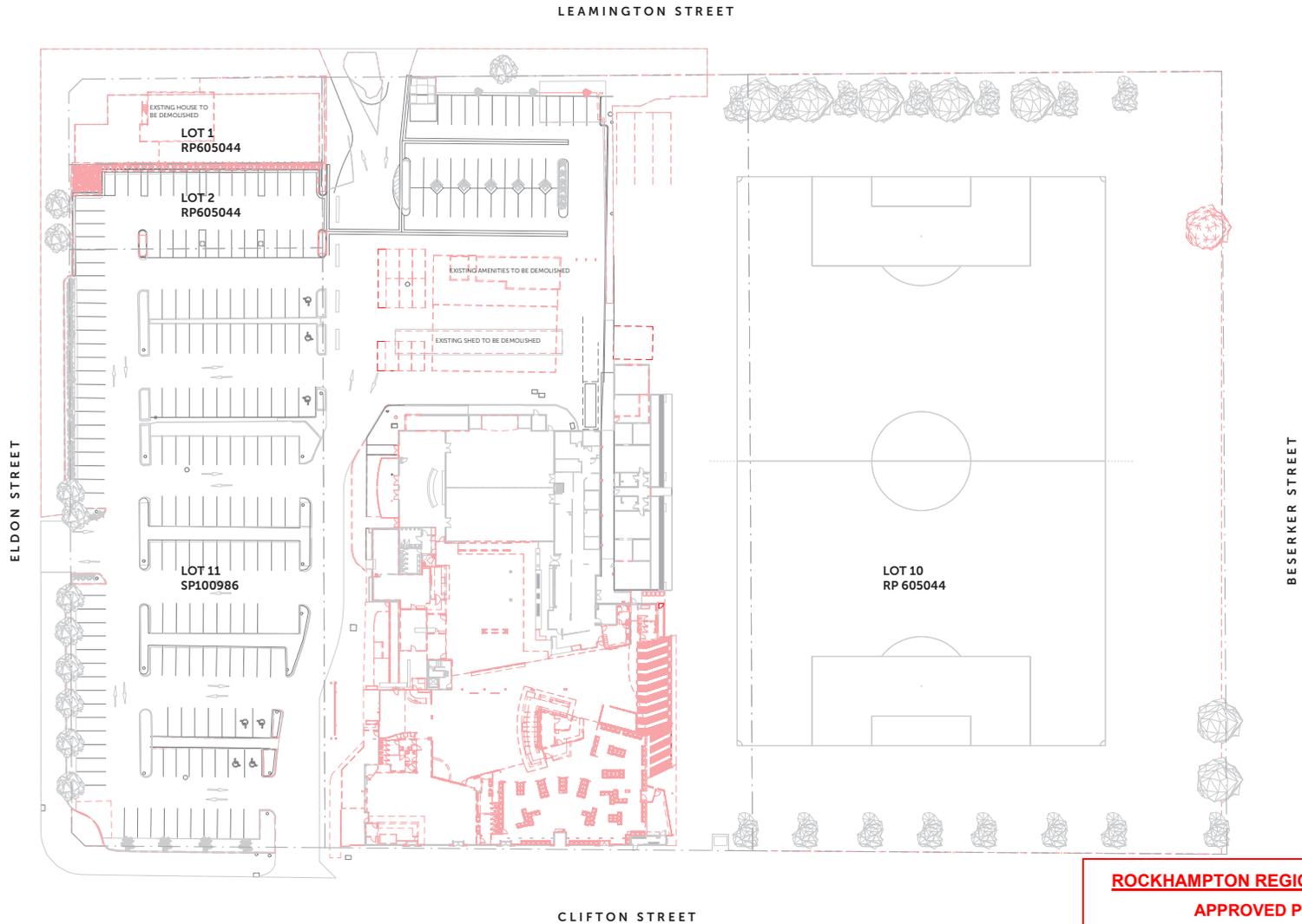
These plans are approved subject to the current conditions of approval associated with

**Development Permit No.: D/74-2022**

**Dated: 5 October 2022**



**2** UPPER FLOOR AREA PLAN  
1 : 200



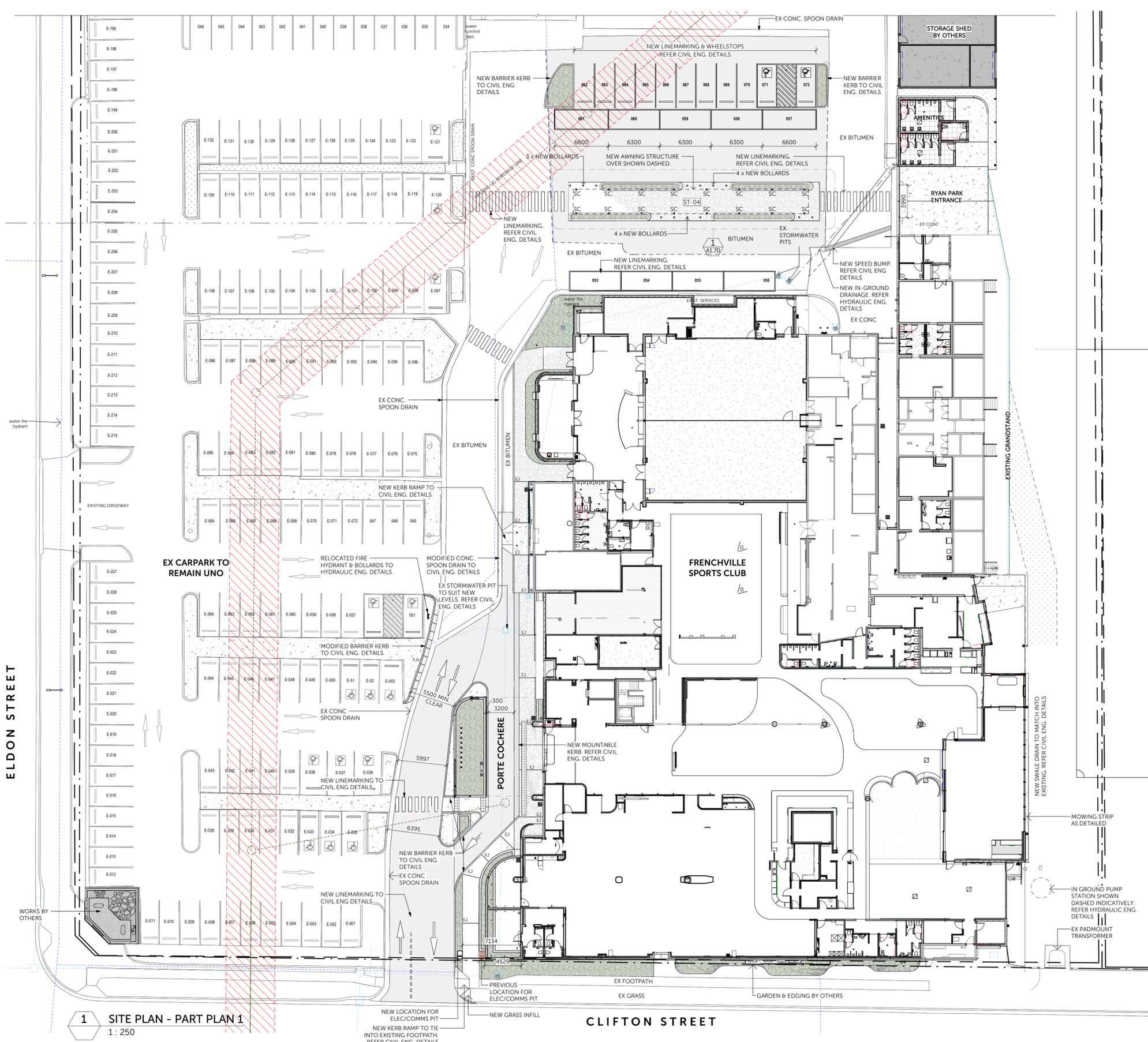
1 FLOOR PLAN - SITE (Existing)  
1:400

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
 These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**

CARPARKING	
TOTAL EXISTING CAR PARKS:	215
TOTAL ADDITIONAL CAR PARKS:	34
TOTAL PROPOSED CAR SPACES:	249

- LEGEND**
- PROPERTY BOUNDARY
  - EXTENT OF NEW FLEXIBLE PAVEMENT REFER CIVIL ENGINEER'S DETAILS
  - NEW LANDSCAPING BY OTHERS
  - NEW GRASS
  - NEW KERB REFER CIVIL ENGINEER'S DETAILS
  - EXCLUSION ZONE OVER COUNCIL SEWERAGE INFRASTRUCTURE

- NOTES**
1. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ALL OTHER CONSULTANTS' DOCUMENTATION FOR FULL EXTENT OF WORKS
  2. THIS DRAWING IS A COLOUR DRAWING. PRINT IN COLOUR TO VIEW FULL EXTENT OF DETAILS. COLOUR IS INDICATIVE ONLY.
  3. REFER A1.21 FOR STAGING
  4. ALLOW TO REINSTATE BITUMEN, KERBS & LINEMARKING TO AREAS AFFECTED BY SERVICES TRENCHING ONCE ALL SERVICE INSTALLATION WORKS ARE COMPLETE.



**2 SITE PLAN - PART PLAN 2**  
1:250

**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
**2 December 2025**  
**DATE**

These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**

**1 SITE PLAN - PART PLAN 1**  
1:250

THIS IS A CAD DRAWING. NO MANUAL ALTERATIONS ALLOWED. FIGURED DIMENSIONS TAKE PRECEDENCE TO SCALE. VERIFY ALL DIMENSIONS ON SITE. COPYRIGHT IS RESERVED. REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT PERMISSION FROM BSPN.

PRINT THIS DRAWING IN COLOUR

A1	10	11	12	13	14	15
----	----	----	----	----	----	----

Revisions

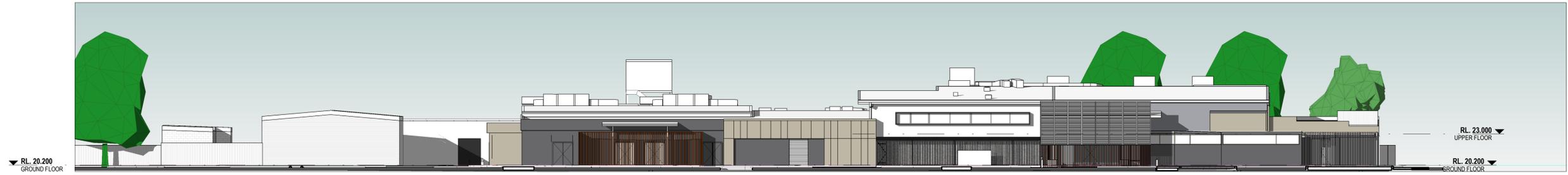
No.	Date	Description
T1	2023-09-08	TENDER ISSUE
1	2023-09-12	CLIENT ISSUE
T2	2023-10-10	ADDENDA ISSUE
A	2024-02-02	ISSUE FOR CONSTRUCTION
B	2024-03-08	ISSUE FOR CONSTRUCTION
C	2024-06-27	REVISED ISSUE FOR CONSTRUCTION

Project  
**REFURBISHMENT**  
Frenchville Sports Club

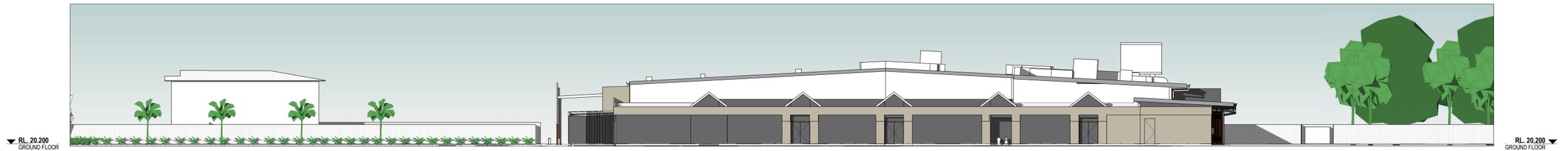
For  
**FRENCHVILLE SPORTS CLUB**

Drawing  
**SITE PLAN - PROPOSED**  
**FOR CONSTRUCTION**

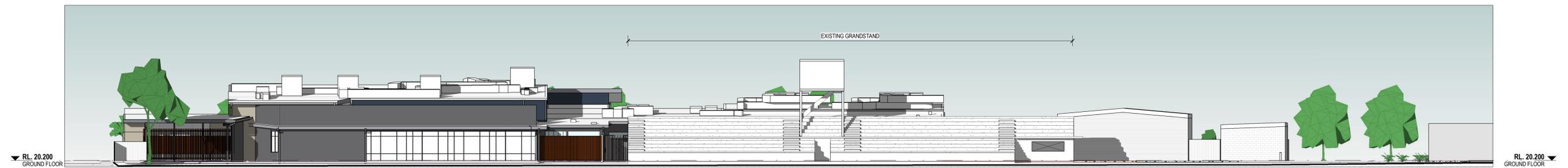
Drawn	Checked	Scale	Project No.	Drawing No.	Revision
DG, AC	Checked	As indicated at A1	B2100039	A1.02	C



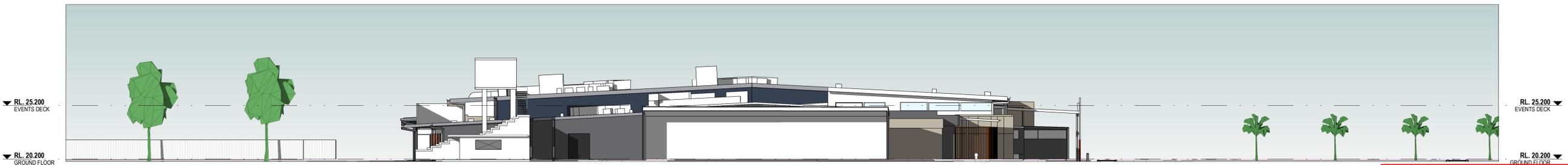
1 WEST ELEVATION - EXISTING  
1 : 200



2 SOUTH ELEVATION - CLIFTON STREET - EXISTING  
1 : 200

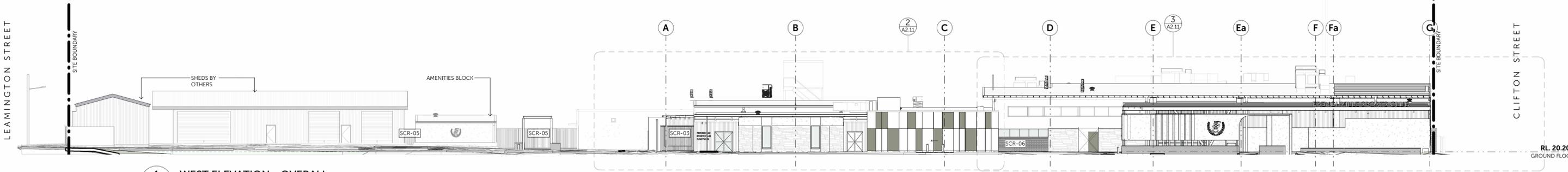


3 EAST ELEVATION - EXISTING  
1 : 200

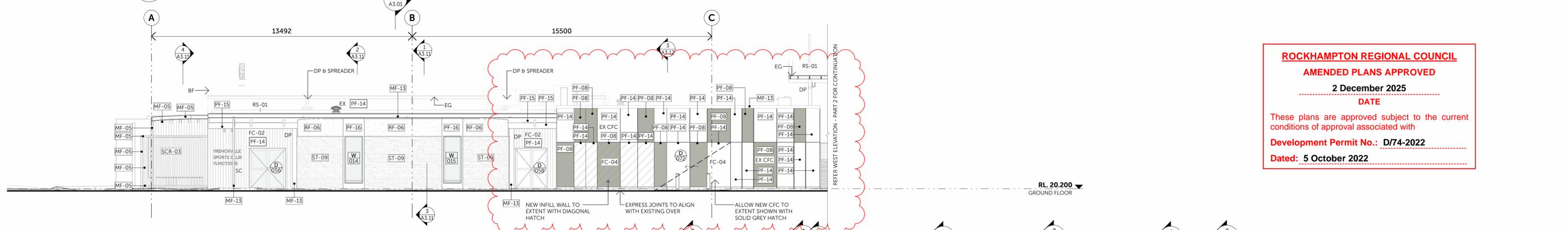


4 NORTH ELEVATION - EXISTING  
1 : 200

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**

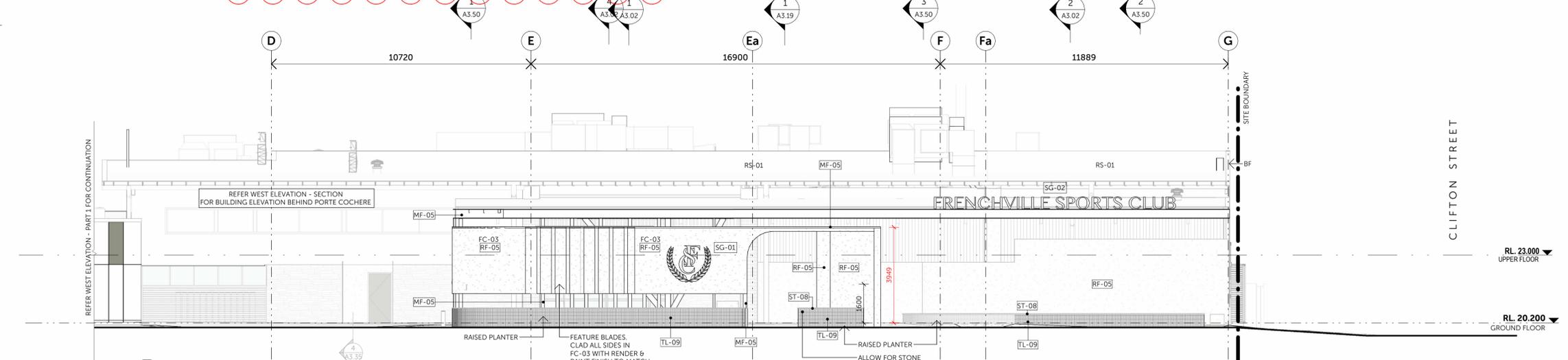


**1 WEST ELEVATION - OVERALL**  
A1.21b 1 : 200

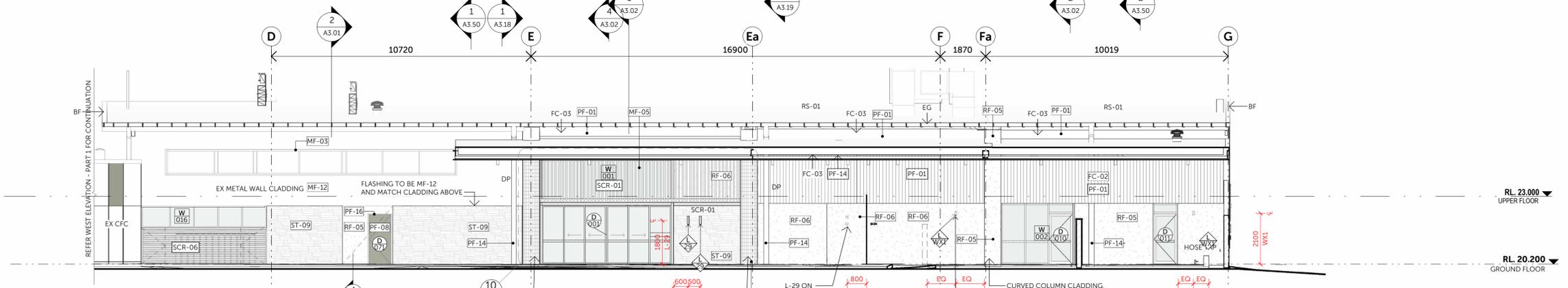


**2 WEST ELEVATION - PART 1**  
A2.11 1 : 100

**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
**2 December 2025**  
**DATE**  
These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**



**3 WEST ELEVATION - PART 2**  
A2.11 1 : 100



**4 WEST ELEVATION - PART 2 SECTION**  
A1.21b 1 : 100

THIS IS A CAD DRAWING. NO MANUAL ALTERATIONS ALLOWED. FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE.  
VERIFY ALL DIMENSIONS ON SITE.  
COPYRIGHT IS RESERVED. REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT PERMISSION FROM  
BSPN ARCHITECTURE IS NOT PERMITTED.  
PRINT THIS DRAWING IN COLOUR.

Revisions

A	2024-02-02	ISSUE FOR CONSTRUCTION
B	2024-07-26	REVISED ISSUE FOR CONSTRUCTION
C	2024-07-29	REVISED ISSUE FOR CONSTRUCTION
D	2024-08-19	REVISED ISSUE FOR CONSTRUCTION
E	2024-08-30	REVISED ISSUE FOR CONSTRUCTION
F	2025-02-21	REVISED ISSUE FOR CONSTRUCTION
G	2025-03-04	REVISED ISSUE FOR CONSTRUCTION

Project  
**REFURBISHMENT**  
Frenchville Sports Club

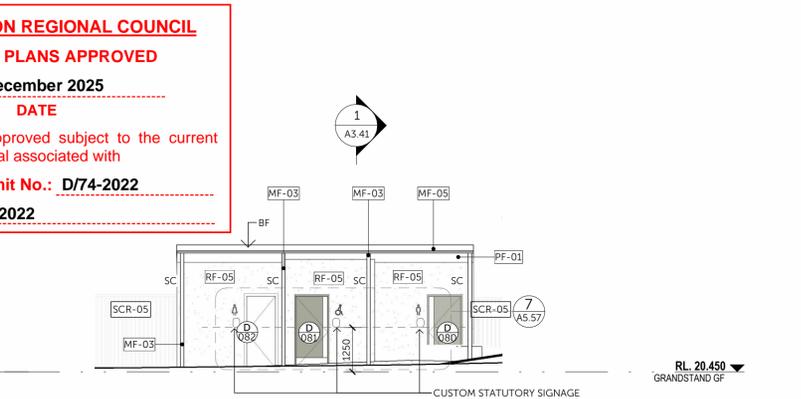
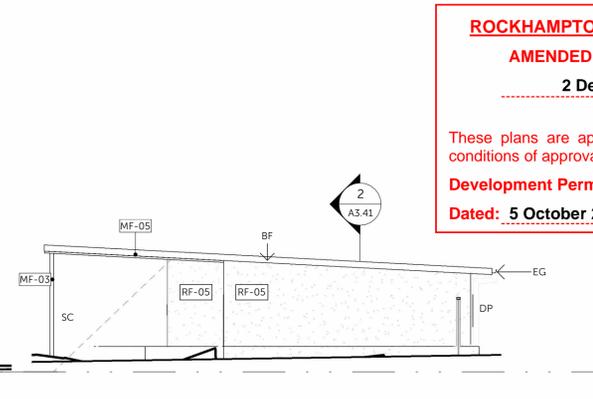
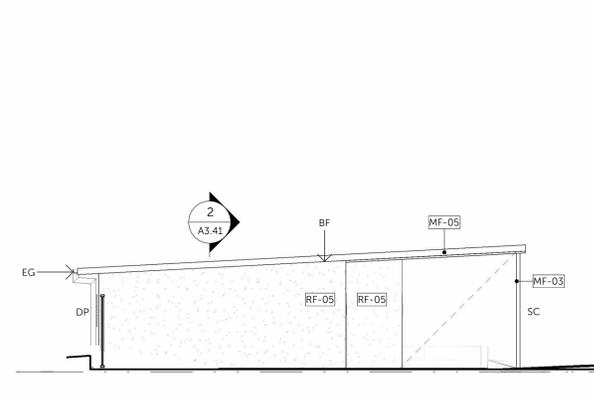
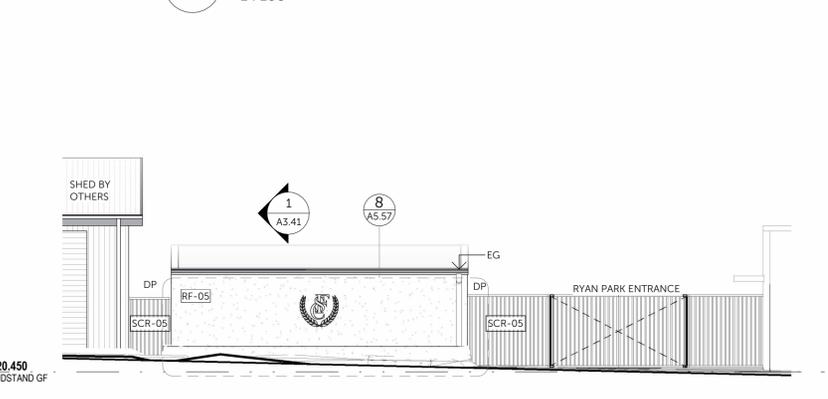
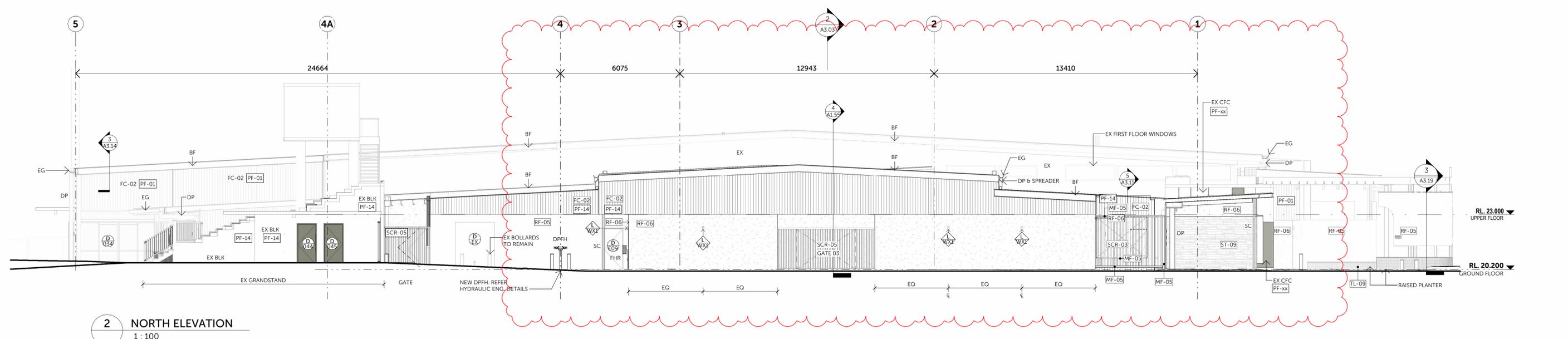
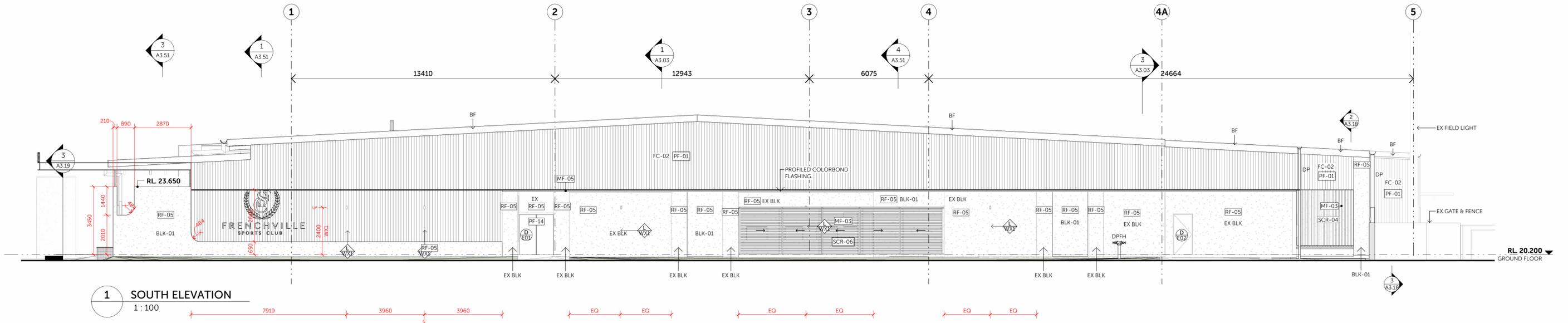
For  
**FRENCHVILLE SPORTS CLUB**

Drawing  
**ELEVATIONS - WEST**

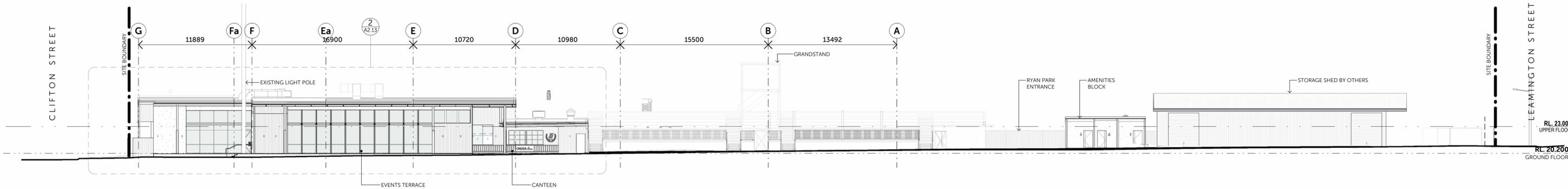
FOR CONSTRUCTION

Drawn CO, DG  
Reviewed Checker  
Scale As indicated at A1

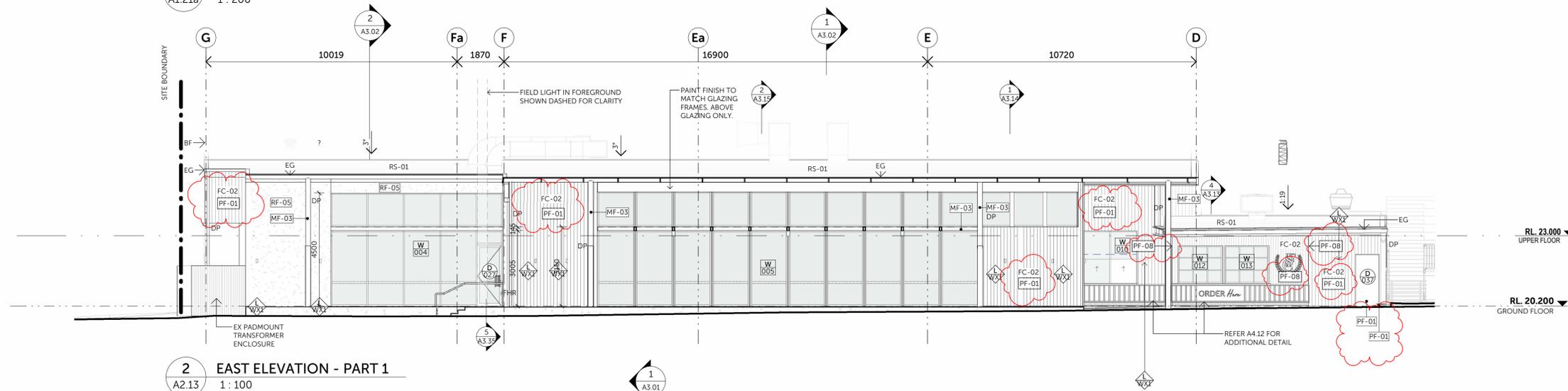
Project No. Drawing No. Revision  
**B2100039 A2.11 G**



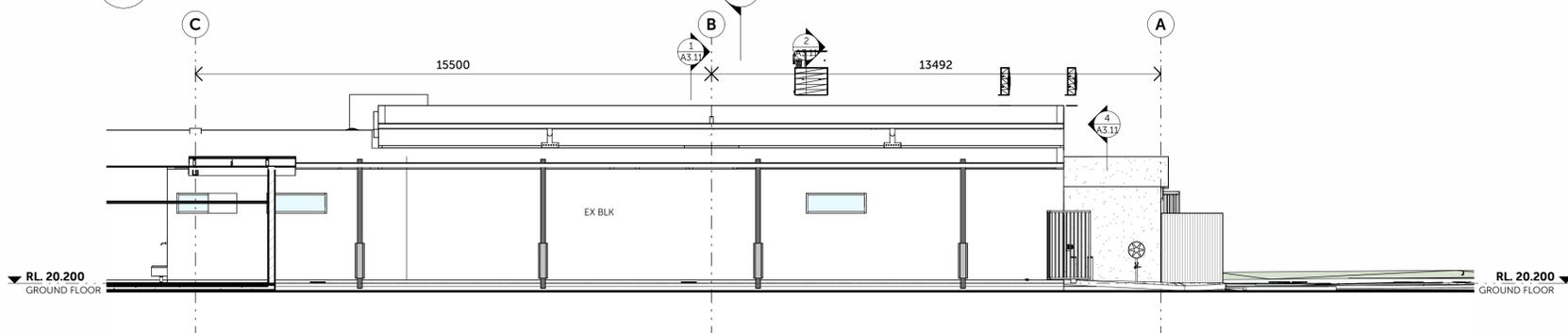
**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
**2 December 2025**  
**DATE**  
 These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**



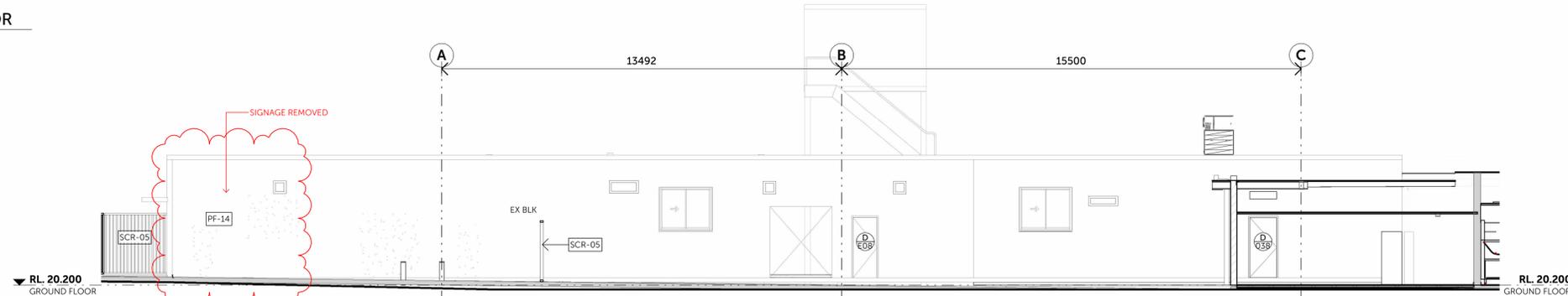
**1 EAST ELEVATION - OVERALL**  
A1.21a 1:200



**2 EAST ELEVATION - PART 1**  
A2.13 1:100

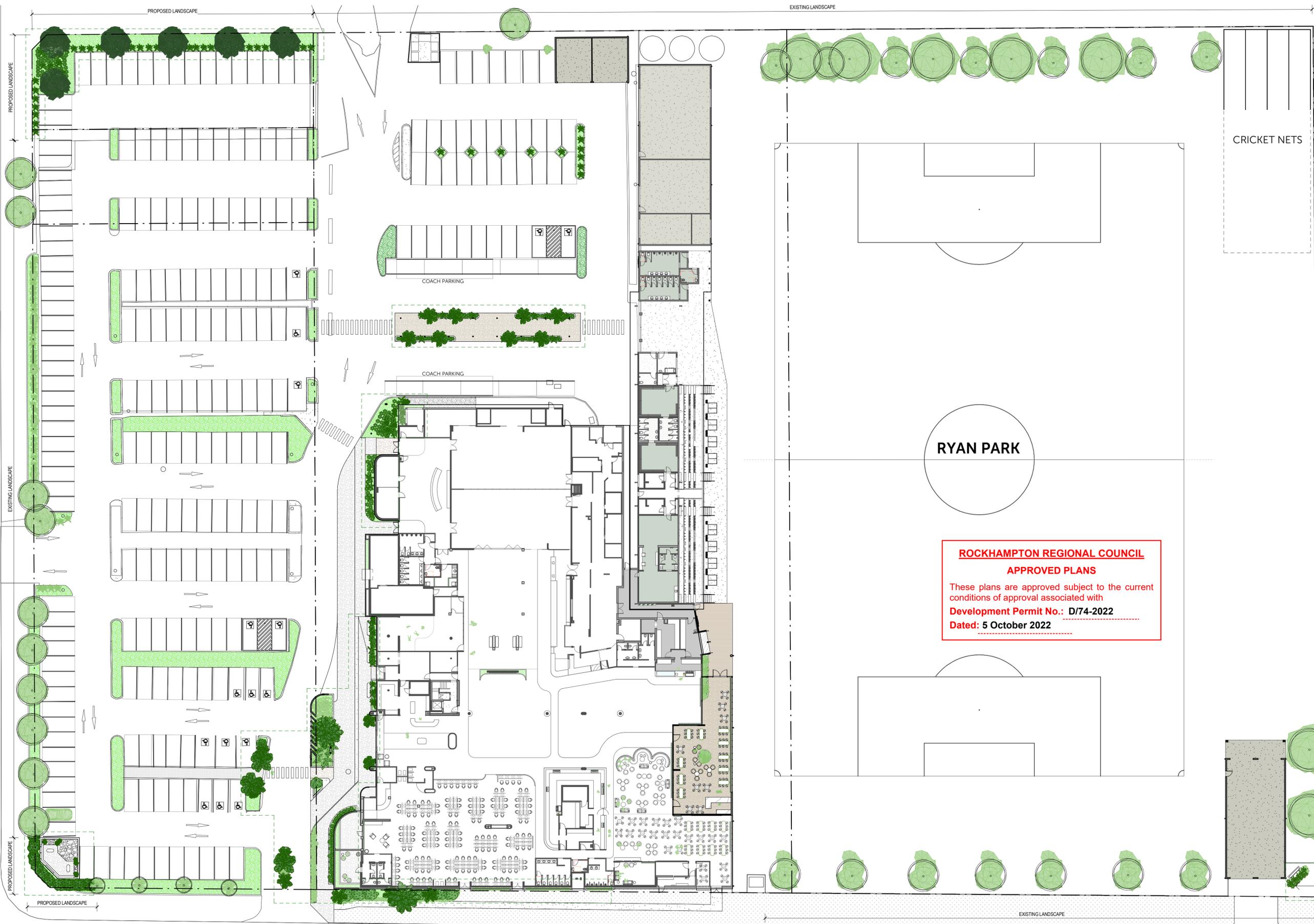


**3 EAST ELEVATION - EXTERNAL ACCESS CORRIDOR**  
A1.21b 1:100



**4 WEST ELEVATION - EXTERNAL ACCESS CORRIDOR**  
A1.21b 1:100

**ROCKHAMPTON REGIONAL COUNCIL**  
**AMENDED PLANS APPROVED**  
**2 December 2025**  
**DATE**  
These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**



**LANDSCAPING LEGEND**

- EXISTING PLANT
- EXISTING TREE
- LAWN AREA
- PROPOSED GROUND PLANT
- PROPOSED TREE

**PLANTING LEGEND**

- PROPOSED SHADE TREE  
*Australian Teak*
- PROPOSED STREET PLANT  
*Red Bottlebrush*
- PROPOSED FEATURE TREE  
*Golden Wattle*
- PROPOSED GROUND PLANT  
*Crowded Leaf Wattle*
- PROPOSED SHADE TREE  
*Foxtail Palm*

**RYAN PARK**

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
 These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**

**1 FLOOR PLAN - PROPOSED LANDSCAPE WORKS**  
 A2.01 1 : 300



**BRISBANE**  
 116 Broken Street | PO Box 480 | Fortitude Valley QLD 4006  
 07 3851 9100

**MELBOURNE**  
 488 Victoria Street, Richmond | PO Box 3306, Burnley North | VIC 3121  
 03 8412 3400

bim@bspn.com.au | bspn.com.au

THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES ARE MANUAL ALTERATIONS BE MADE. FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE. VERIFY AND CHECK ALL DIMENSIONS ON SITE.

COPYRIGHT IS RESERVED. REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT THE WRITTEN PERMISSION OF BSPN ARCHITECTURE IS NOT PERMITTED.

Revisions		
1	2022-05-20	DEVELOPMENT APPLICATION
2	2022-05-26	DEVELOPMENT APPROVAL

CO  
CO

Project  
**REFURBISHMENT**  
 Frenchville Sports Club

For  
**FRENCHVILLE SPORTS CLUB**

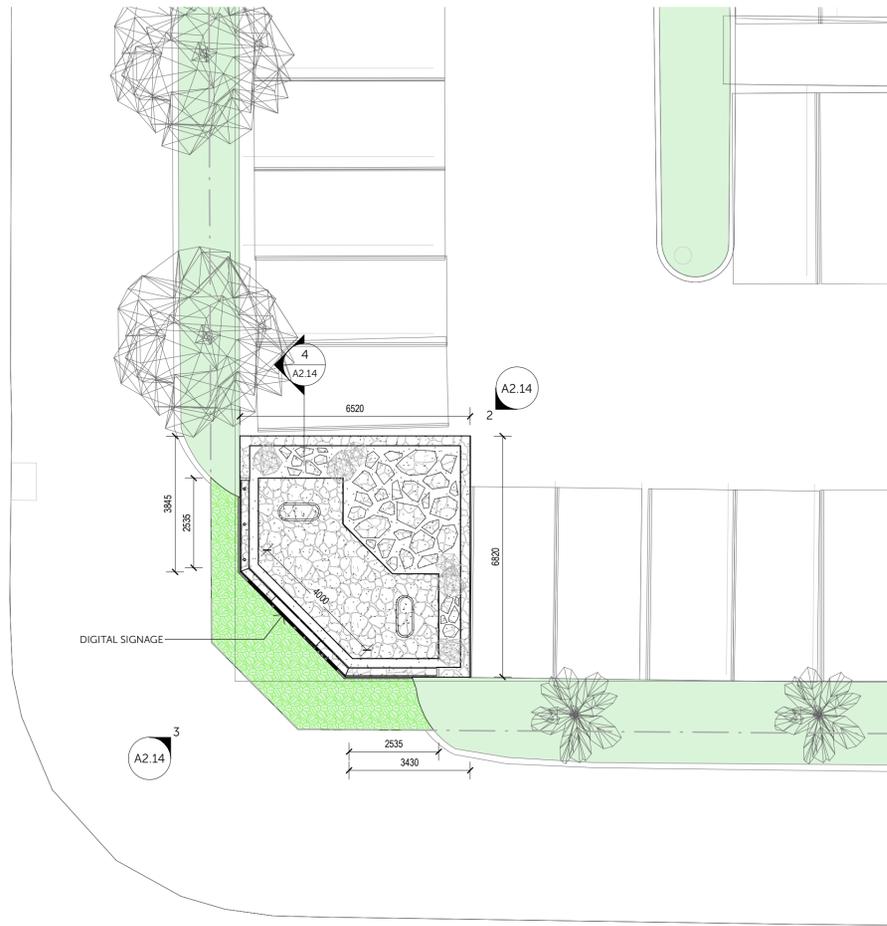
Drawing  
**PROPOSED LANDSCAPE PLAN**

**PRELIMINARY**

Drawn AS  
 Scale 1 : 300 at A1

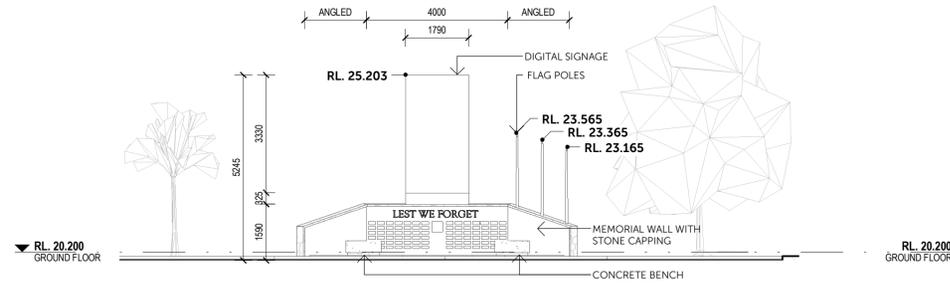
Project No. Drawing No. Revision  
**B2100039 A9.02 2**

ELDON STREET

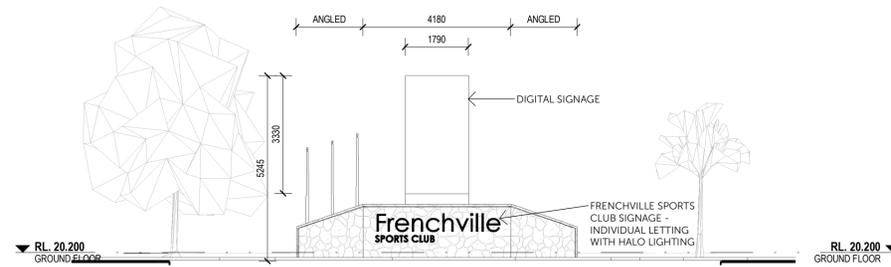


CLIFTON STREET

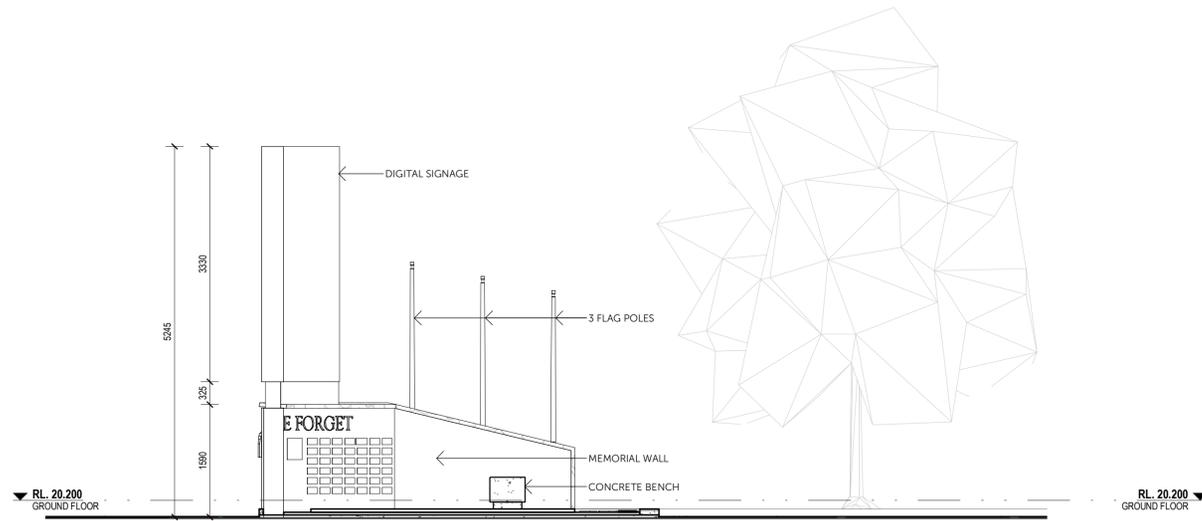
1 FLOOR PLAN - RSL MEMORIAL  
1 : 100



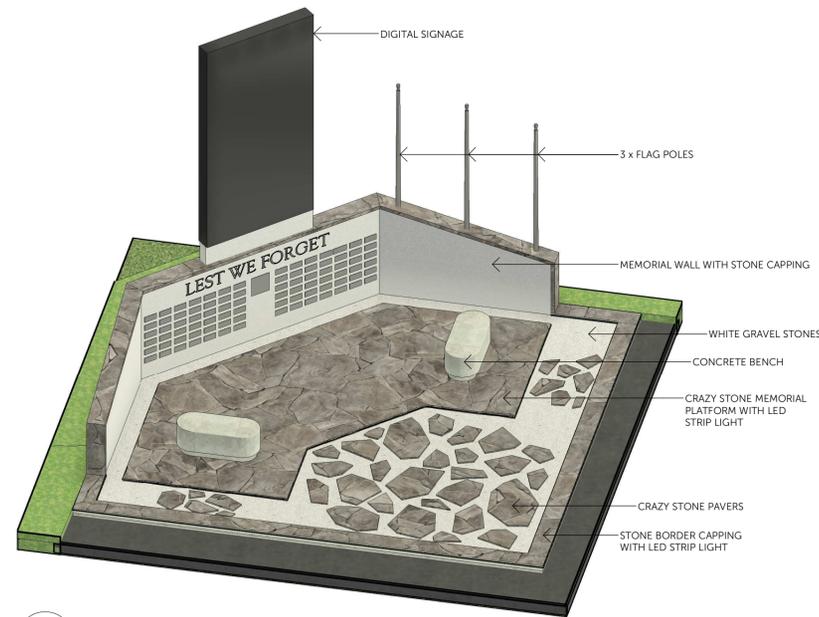
2 RSL MEMORIAL - ELEVATION  
1 : 100



3 RSL MEMORIAL - ELEVATION  
1 : 100



4 RSL MEMORIAL - SECTION  
1 : 50



5 3D VIEW - RSL MEMORIAL

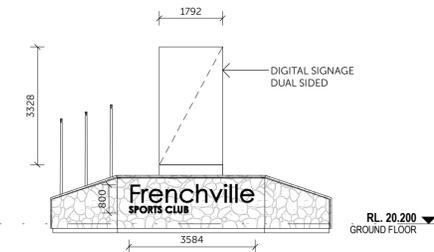


6 3D VIEW - RSL MEMORIAL

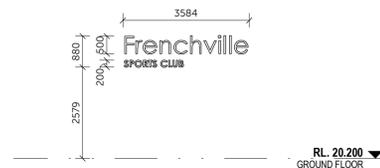
**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
 These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**

**SIGNAGE SCHEDULE**

- 1** SITE SIGNAGE  
 - FRENCHVILLE SPORTS CLUB LETTERING WITH HALO GLOW AND DUAL SIDED DIGITAL SIGNAGE  
 - LOCATED ON CORNER OF ELDON ST AND CIFTON ST



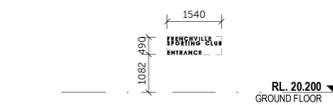
- 2** BUILDING SIGNAGE  
 - FRENCHVILLE SPORTS CLUB LETTERING WITH HALO GLOW  
 - LOCATED ON CLIFTON STREET



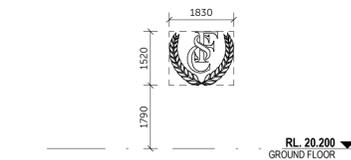
- 3** BUILDING SIGNAGE  
 - FRENCHVILLE SPORTS CLUB - ILLUMINATED  
 - LETTERS FIXED AT HIGH LEVEL TO MAIN ENTRY AWNING FACING CARPARK



- 4** WAYFINDING SIGNAGE  
 - FIXED TO ENTRANCE PORTE COCHERE NEAR ENTRANCE



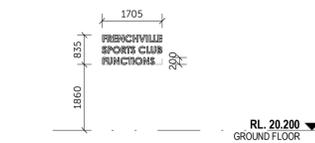
- 5** BUILDING SIGNAGE  
 - FSC LOGO - ILLUMINATED  
 - LOCATED ON PORTE COCHERE FACING CARPARK  
 - TO REPLACE REMOVED SIGN 6



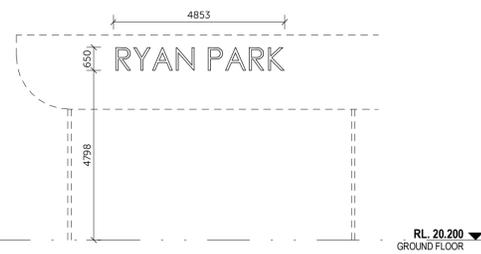
- 6** EXISTING SIGN TO BE DEMOLISHED  
 - ILLUMINATED FSC LOGO AT HIGH LEVEL FIXED TO EXISTING SCREENING



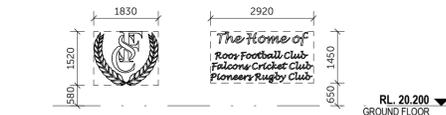
- 7** FUNCTION SIGNAGE  
 - INDIVIDUAL LETTERS FIXED TO EXTERNAL WALL NEAR FUNCTION ROOM ENTRY.



- 8** GRANDSTAND SIGNAGE  
 - RYAN PARK  
 - INDIVIDUAL LETTERS WITH HALO GLOW FIXED TO HIGH LEVEL SCREEN ABOVE ENTRY GATES.



- 9** AMENITIES SIGNAGE  
 - FSC LOGO  
 - CLUB / TEAM NAMES  
 - INDIVIDUAL LETTERS FIXED TO REAR OF AMENITIES BLOCK FACING CARPARK.



- 10** EXISTING SIGN TO BE DEMOLISHED  
 - FACING CARPARK



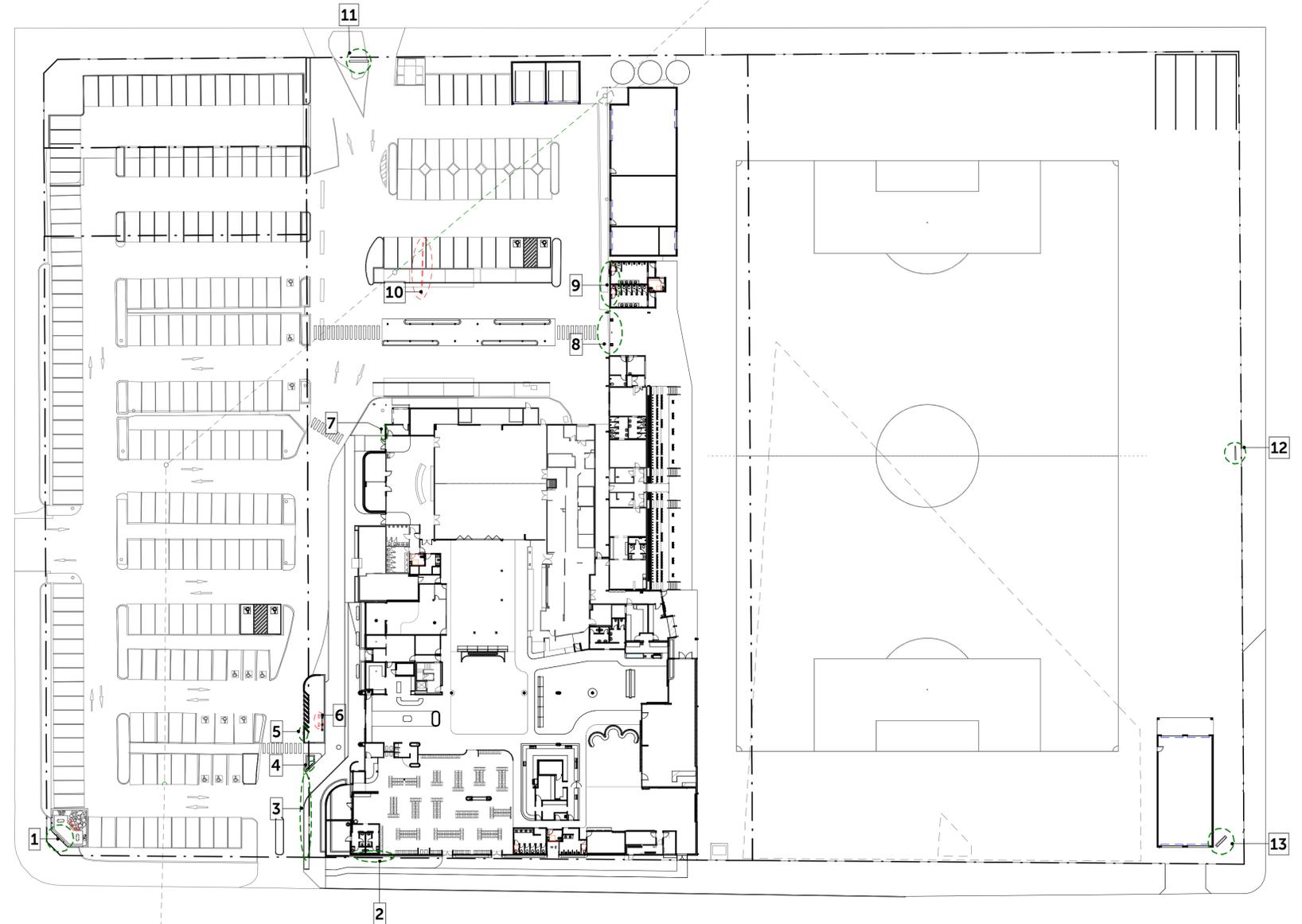
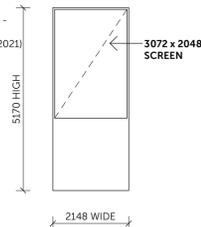
- 11** EXISTING SIGN TO REMAIN  
 - FACING LEAMINGTON ST



- 12** EXISTING SIGN TO REMAIN  
 - FACING BESSEKER ST



- 13** DIGITAL PYLON SIGN - EXISTING APPROVAL D/28-2021 (30 JULY 2021)



**1 FLOOR PLAN - SIGNAGE**  
 1 : 500

THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES ARE MANUAL ALTERATIONS BE MADE. FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE. VERIFY AND CHECK ALL DIMENSIONS ON SITE.  
 COPYRIGHT IS RESERVED. REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT THE WRITTEN PERMISSION OF BSPN ARCHITECTURE IS NOT PERMITTED.

Revisions  
 1 2022-07-04 COUNCIL RFI RESPONSE CO

Project  
**REFURBISHMENT**  
 Frenchville Sports Club  
 For  
**FRENCHVILLE SPORTS CLUB**

Drawing  
**SIGNAGE**

Drawn CO  
 Scale As indicated at A1

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
 These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/74-2022**  
**Dated: 5 October 2022**