



PERSPECTIVE - EXISTING



PERSPECTIVE - PROPOSED

DWG No.	DRAWING NAME	REV.	DESCRIPTION
A00.00	COVER SHEET	B	FOR DEVELOPMENT APPROVAL
A00.01	SITE PLAN	B	FOR DEVELOPMENT APPROVAL
A01.01	EXISTING & DEMOLITION PLAN	B	FOR DEVELOPMENT APPROVAL
A01.02	EXISTING & DEMOLITION PLAN - CANTEEN & ALFRESCO	B	FOR DEVELOPMENT APPROVAL
A01.03	EXISTING & DEMOLITION PLAN - AMENITIES	B	FOR DEVELOPMENT APPROVAL
A01.04	PROPOSED FLOOR PLAN	B	FOR DEVELOPMENT APPROVAL
A01.05	PROPOSED PLAN - CANTEEN & ALFRESCO	B	FOR DEVELOPMENT APPROVAL
A01.06	PROPOSED PLAN - AMENITIES	B	FOR DEVELOPMENT APPROVAL
A02.01	PROPOSED REFLECTED CEILING PLAN	B	FOR DEVELOPMENT APPROVAL
A03.01	PROPOSED ELEVATIONS	B	FOR DEVELOPMENT APPROVAL
A04.01	PROPOSED SECTIONS	B	FOR DEVELOPMENT APPROVAL
A04.02	PROPOSED DETAILS	B	FOR DEVELOPMENT APPROVAL
A08.01	PERSPECTIVES	B	FOR DEVELOPMENT APPROVAL

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/141-2024
Dated: 18 December 2024

project:
CANTEEN EXTENSION & CLUBHOUSE REFURBISHMENT

client:
ROCKHAMPTON TOUCH ASSOCIATION

Shop 5/10 Denham St
 Rockhampton
 QLD, 4700

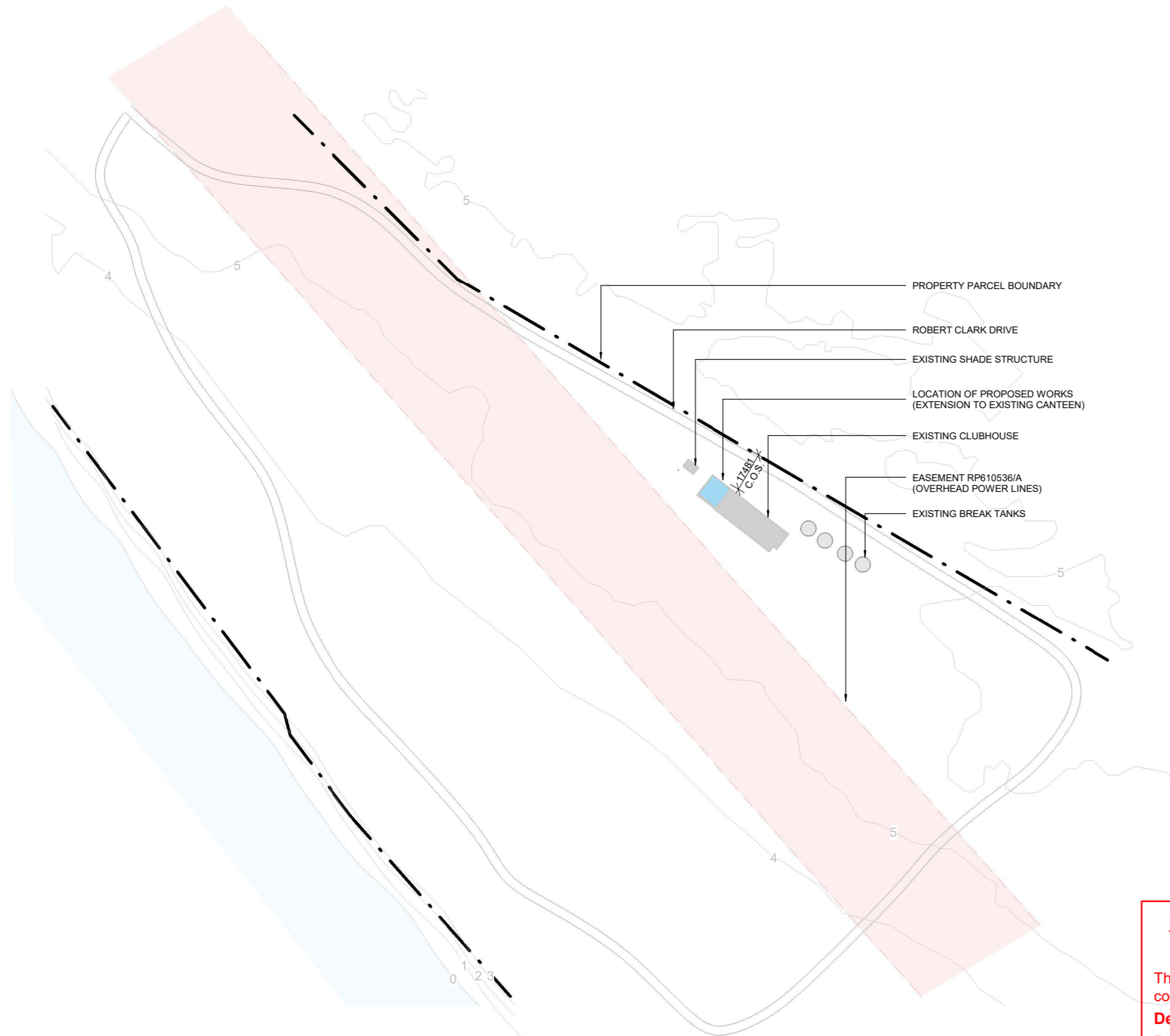
designtek p 0749 222880

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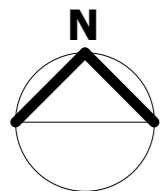
QBCC MEM. NO # 1123040
 BDAQ MEM. NO # 0000761

title: COVER SHEET		project no: 2404-14	
scale:	sheet no: 1 of 13	drawing no: A00.00	rev: B
drawn: RE			

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LOCALITY
1 : 20000



SITE PLAN
1 : 2000

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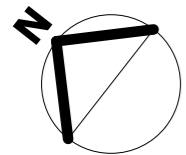
REAL PROPERTY DESCRIPTION:	
•	L1 REANEY STREET, THE COMMON, QLD 4701
•	LOT 2 ON SP296977
•	SITE AREA: 780400m ²
•	LOCALITY: THE COMMON
•	LOCAL AUTHORITY: ROCKHAMPTON REGIONAL COUNCIL

project: CANTEEN EXTENSION & CLUBHOUSE REFURBISHMENT	
client: ROCKHAMPTON TOUCH ASSOCIATION	
Shop 5/10 Denham St Rockhampton QLD, 4700 p 0749 222880 building design - documentation	
QBCC MEM. NO # 1123040 BDAQ MEM. NO # 0000761	
title: SITE PLAN	
scale: As indicated	project no: 2404-14
sheet no: 2 of 13	drawing no A00.01
drawn: RE	rev: B

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EXISTING & DEMOLITION GROUND FLOOR PLAN
1 : 200



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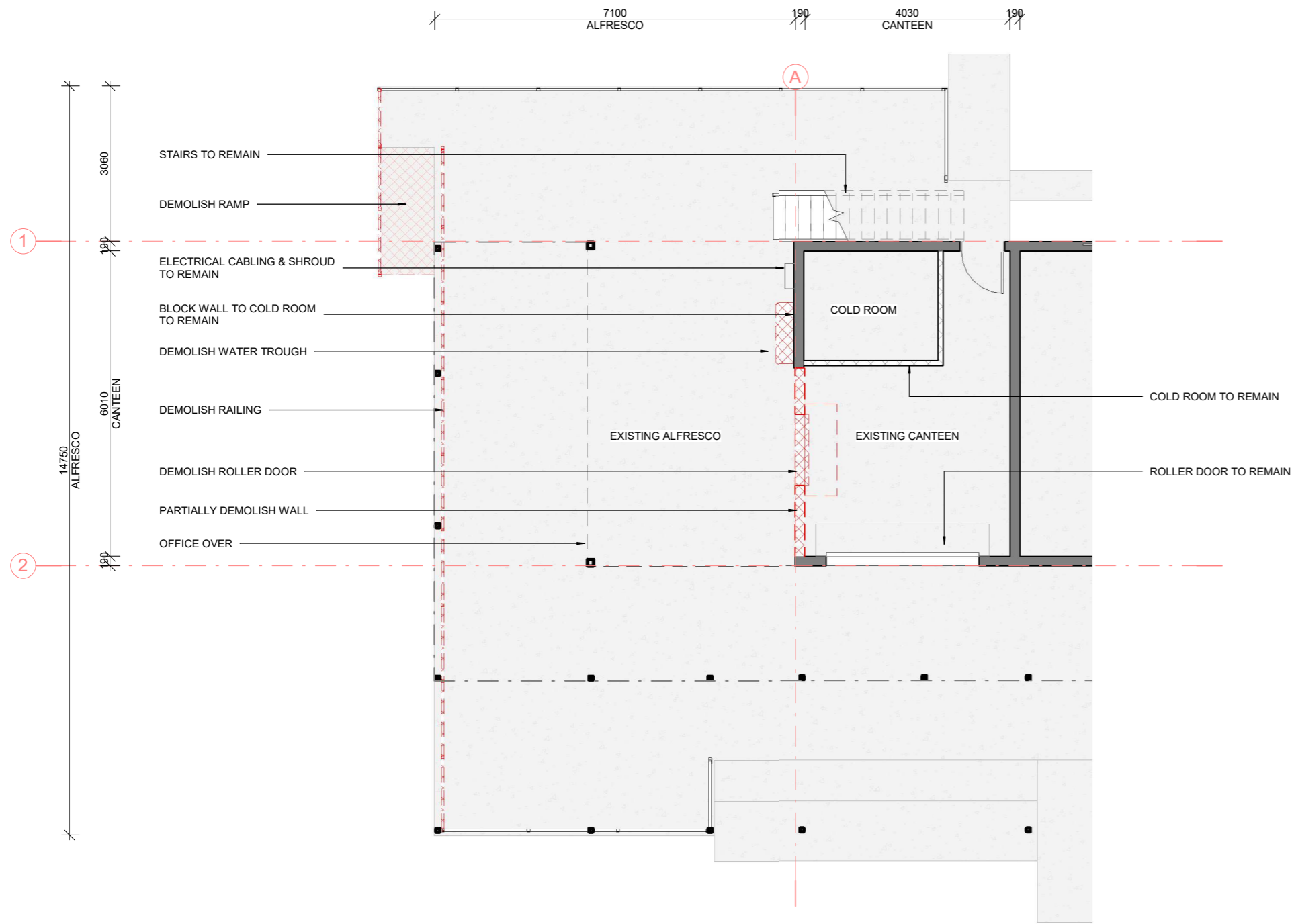
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 QBCC MEM. NO # 1123040
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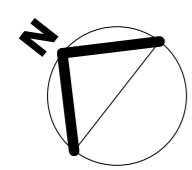
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EXISTING & DEMOLITION PLAN

scale: 1 : 200	project no: 2404-14
sheet no: 3 of 13	drawing no: A01.01
drawn: RE	rev: B

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EXISTING & DEMOLITION PLAN - CANTEEN & ALFRESCO
1 : 100



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QBCC MEM. NO # 1123040
BDAQ MEM. NO # 0000761

title: EXISTING & DEMOLITION PLAN - CANTEEN & ALFRESCO		project no: 2404-14	
scale: 1 : 100	sheet no: 4 of 13	drawing no: A01.02	rev: B
drawn: RE			

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ADJUST PARTITIONS TO COMPLY WITH AS1428.1 AMBULANT COMPARTMENT WIDTH REQUIREMENTS



DEMOLISH SHOWER FITTINGS & TILES AS REQUIRED FOR PROPOSED UNISEX ACCESSIBLE CUBICLE

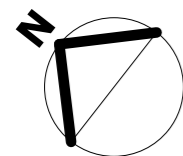
PARTIALLY DEMOLISH WALL

DEMOLISH WINDOW

DEMOLISH WC PEDESTAL

EXISTING & DEMOLITION PLAN - AMENITIES

1 : 100



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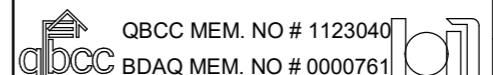
Dated: 18 December 2024

project:
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client:
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building design - documentation



title:
EXISTING & DEMOLITION PLAN - AMENITIES

scale: 1 : 100

sheet no: 5 of 13

drawn: RE

project no: 2404-14

drawing no: A01.03

rev: B

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GENERAL LEGEND	
BD	BASIN - DISABLED COMPLIANT
C1	EXISTING 125 SHS COLUMN
FW	FLOOR WASTE
SHD	SHOWER - DISABLED COMPLIANT
WD	WC PAN - DISABLED COMPLIANT
WT	STAINLESS STEEL REFRIGERATED ACCESSIBLE DRINKING TROUGH

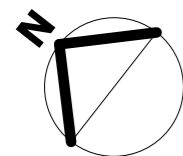
DOOR SCHEDULE			
CODE	TYPE	WIDTH	HEIGHT
D01	HINGED SINGLE SOLID CORE DOOR	820	2040
D02	COLORBOND ROLLER DOOR	3000	1200
D03	HINGED SINGLE SOLID CORE DOOR	920	2040

WINDOW SCHEDULE			
CODE	TYPE	WIDTH	HEIGHT
W01	SLIDING GLASS WINDOW	900	600

WALL SCHEDULE	
PT-01	90mm STEEL STUD FRAME WALL ON 100mm HIGH CONCRETE HOBB. 9mm VILLABOARD INTERNAL LINING, EXOTEC EXTERNAL CLADDING
PT-02	90mm STEEL STUD FRAME WALL. 9mm VILLABOARD EXTERNAL LINING, NO INTERNAL LINING
PT-03	90mm STEEL STUD FRAME WALL. 9mm VILLABOARD LINING BOTH SIDES



PROPOSED GROUND FLOOR PLAN
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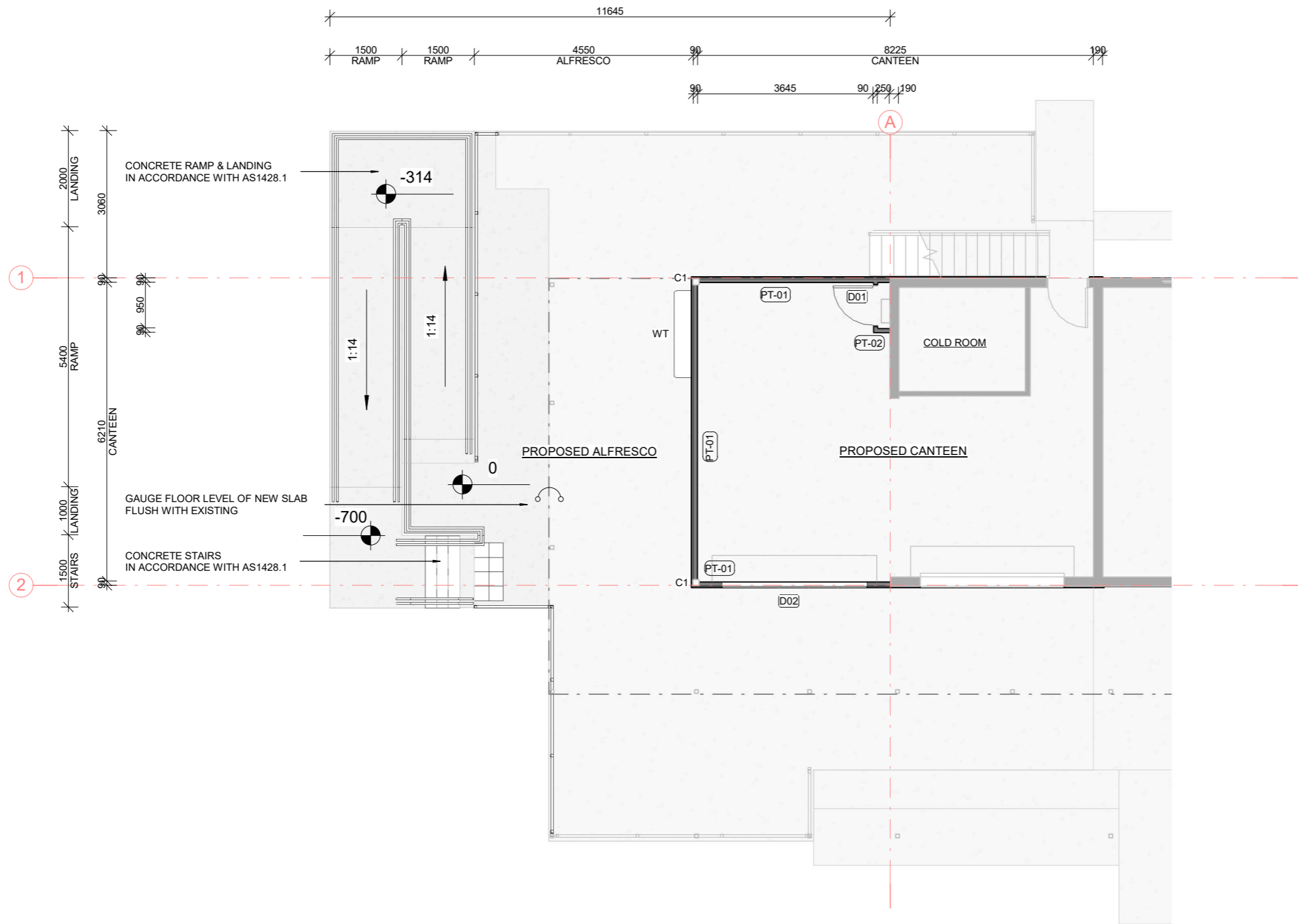
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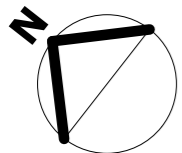
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PROPOSED FLOOR PLAN

scale: 1 : 200	project no: 2404-14
sheet no: 6 of 13	drawing no: A01.04
drawn: RE	rev: B

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PROPOSED PLAN - CANTEEN & ALFRESCO
1 : 100



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
Dated: 18 December 2024

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CANTEEN EXTENSION & CLUBHOUSE REFURBISHMENT

client:
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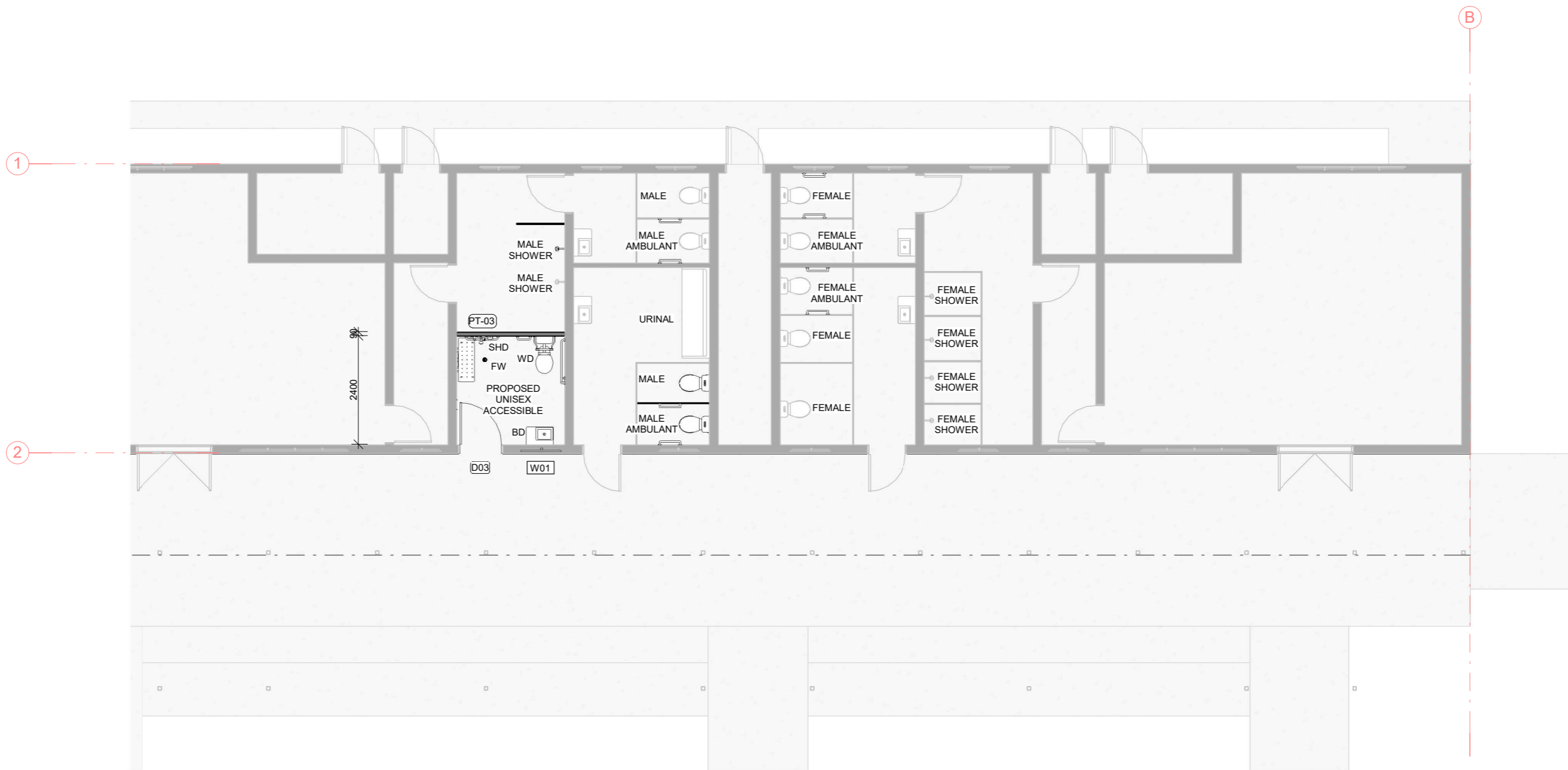
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PROPOSED PLAN - CANTEEN & ALFRESCO

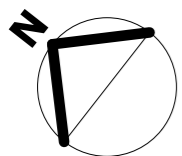
scale: 1 : 100
sheet no: 7 of 13
project no: 2404-14

drawn: RE
drawing no: A01.05
rev: B

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PROPOSED PLAN - AMENITIES
1 : 100



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building design - documentation

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BDAQ MEM. NO # 0000761

title:
PROPOSED PLAN - AMENITIES

scale: 1 : 100

sheet no: 8 of 13

drawn: RE

project no: 2404-14

drawing no: A01.06

rev: B

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ENGINEERING REPORT

Project Address:	L1 Reaney Street, The Common, QLD 4701
Client:	Designtek
Client Reference:	Flood Impact Assessment

3 September 2024

Development Assessment Section
c/o Rockhampton Regional Council
PO Box 1680
Rockhampton, QLD 4700

Dear Sir/Madam,

Canteen Extension & Clubhouse Refurbishment – Flood Impact Assessment

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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1. SUMMARY

Patcol was engaged by Designtek to undertake a Flood Impact Assessment (FIA) of the proposed canteen extension & clubhouse refurbishment project at Lot 2 on SP296977, L1 Reaney Street, The Common. The proposed alteration involves the extension of an existing canteen, the proposed alfresco and the addition of an access ramp from the existing ground level to the proposed development.

The subject site is located in a medium erosion-prone area and is in the H5 Extreme Hazard and Risk Zone of the Fitzroy River flood overlay map. The subject site is flood-affected and the finished surface level (FSL) for the proposed alternation will be RL 5.7m AHD matching the existing canteen's floor level.

The proposed conversion of approx. 27 square meters of outdoor space into an internal area for the extended canteen will lead to a reduction in the existing flood storage capacity. In addition, the construction of the proposed ramp, which will occupy approximately 41 square meters, will further contribute to the loss of flood storage. The total estimated loss of flood storage due to these modifications is approximately 63 cubic meters.

Despite this reduction in flood storage capacity, the overall impact on flood levels is anticipated to be minimal. This is due to the extensive open areas in the surrounding environment, which will help to mitigate any potential rise in flood levels. Therefore, the proposed development is not expected to have a significant effect on flood levels in the area.

2. FLOODING AND DRAINAGE

The Rockhampton Clubhouse is affected by flood events in the Fitzroy River.

- 2.1. The AECOM Flood Report 2017 nominated (in round figures) the Q100 – WSL 7.0m AHD to 7.5m AHD peak water levels.
- 2.2. The existing canteen floor levels are at or about RL 5.7m AHD which is lower than the peak flood water level of 7.0 to 7.5m AHD at 1%AEP.
- 2.3. No stormwater is directly discharged into the river and all discharges are well within the confines of the subject land.

Therefore, drainage from the proposed development beside the Fitzroy River does not cause any nuisance. The runoffs in all events are lawful flows and the 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 and the Fitzroy River.

- 2.4. The development is within the floodplain investigation area having an H5 flood hazard level. The main access road Reaney Street lies within the H5 flood hazard level when flooded which is unsafe for vehicles, children and the elderly.
- 2.5. All necessary drainage works for the proposed extension will be designed and constructed in accordance with Approved Building Plans. The proposal is not a complex development; it is an alternation of the existing floor plan located within a very large site. It is fully understood there is a risk of inundation and the development will be constructed accordingly.
- 2.6. The building is non-habitable, and the amount of displaced floodwater is negligible.
- 2.7. All electrical infrastructure should be installed at a minimum height of 1200mm above FFL.
- 2.8. Riverine Flooding flood heights will not increase as a result of the development. This is due to the fact that there will be no material change to existing hydraulic parameters and a minimum loss of storage.
- 2.9. As there will be no change to depth or velocity, there will be no increase to the site's Flood Hazard Category.
- 2.10. There are no proposed earthworks aside from minor levelling of ground under the proposed access ramp and excavation for the foundation.
- 2.11. A sufficient notice period of two weeks has been the case for previous Riverine Flooding events and we know this would not change in the future. Given the structure is habitable the management required after notice include:
 1. Relocation of all furniture or electrical equipment off-site.
 2. Relocation of all animals off-site.
 3. Open all doors and windows to allow ingress of flood waters.

3. CONCLUSION

There appear to be no great engineering infrastructure difficulties with the proposed changes to the aforementioned property. It is concluded that the proposed development will not impact flooding from the riverine, either on the property or upstream/downstream in any way and conforms to the acceptable outcomes as set out by the RRC planning scheme.

For any queries, please contact the undersigned.

Yours sincerely,



Scott Thomas
Manager – B. Eng (Civil/Structural) RPEQ 16203, RPEV PE0002624
scott@patcol.com.au