

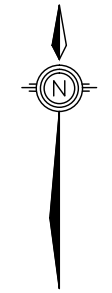
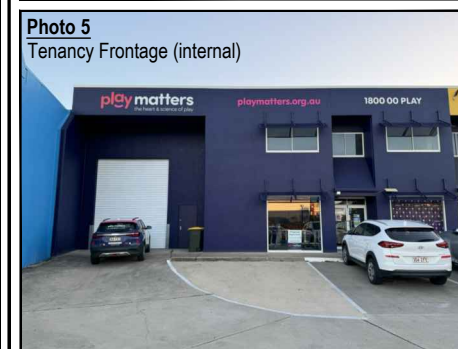
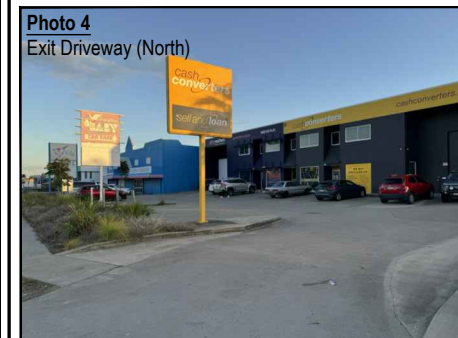
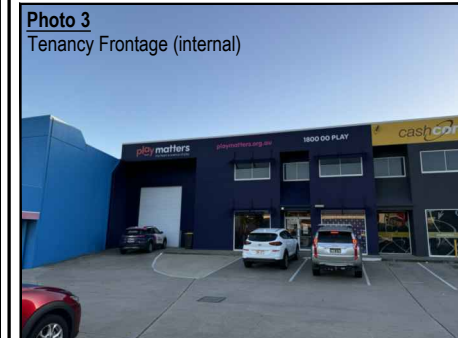
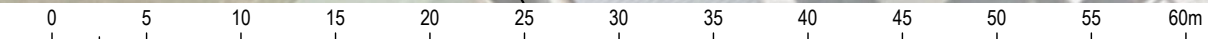
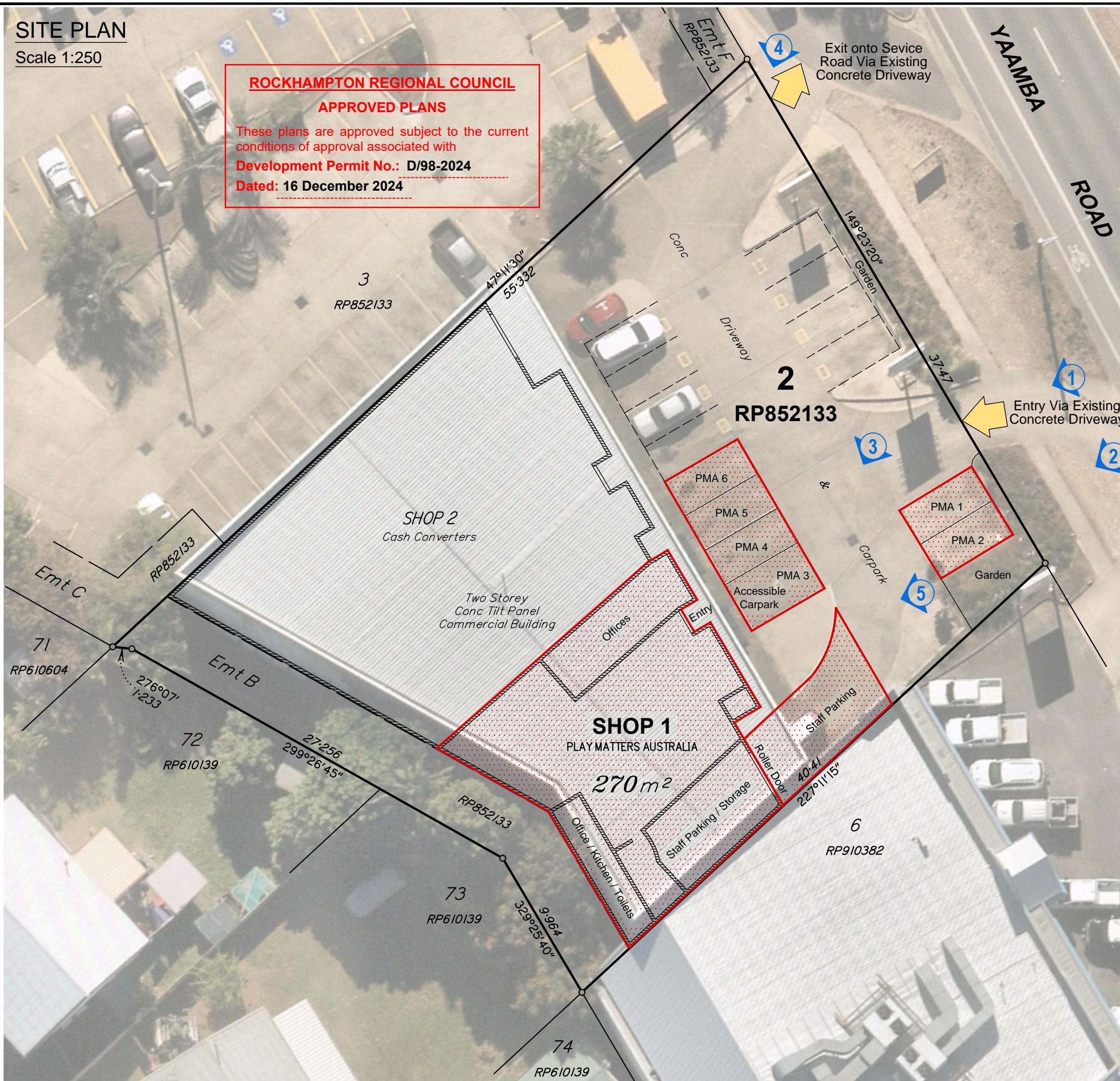
SITE PLAN

Scale 1:250

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/98-2024
Dated: 16 December 2024



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
Play Matters Australia

project
1/405 Yaamba Road, Park Avenue

plan of
Material Change of Use Plan
 'Community Use'
 (With Nearmap Underlay)

lga
Lot 2 on RP852133

lga
Rockhampton Regional Council

issue	date	details	authorised
A	26-07-2024	Initial Issue	RJKF



SITE STATISTICS
 Site Area : 1674m²
 Building Area (Total) : 720m² (Under Roof)
 Building Area (Shop 1) : 271m² (Under Roof)
 Site Coverage (Total) : 43%
 Storeys : 2
 Max Building Height : 8.0m

Note: Site Access is directly from Yaamba Road:
 Entry Only via existing conc driveway (southern driveway)
 Exit Only via existing conc driveway (northern driveway)
 onto existing service / slip road

scale
1:400 @ A3
 sheet no.
1 of 1
 plan no.
9364-01-MCU

datum
 -
 cad file
9364-01-MCU-A
 issue
A