

**SITE STATISTICS**

Site Area	: 3570m <sup>2</sup>
Proposed MCU Area	: 3570m <sup>2</sup> (All subject land)
Proposed Building Area	: 34m <sup>2</sup> (Bldg 1)
Site Coverage	: 1%
Stores	: 1
Max Building Height	: 3.3m approx (Bldg 1)

**SITE ACCESS**

Patron Entry: Direct from Brown Street Via Driveway 1  
Patron Exit: Direct to Linnett Street via Driveway 2  
Staff Access: Direct from Linnett Street via Driveway 3

	Proposed Building / Retained Building
	Proposed Awning
	Proposed Landscaping
	Proposed Line Marking
	Proposed Universal Car Park

**NOTE**

Building 1 - For proposed building perspective, layout and elevation plans please refer to BejiCo plan set 2078 Sheets 1-3 Issue B.  
Building 2 - An existing building to potentially be re-purposed.

**IMPORTANT NOTE**

This plan was prepared to accompany a Material Change of Use 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

**The Fast Lane Drive Thru Coffee**

project

**7-13 Linnett Street, Berserker**

plan of

**Material Change of Use Takeaway Food Shop (Site Plan)**

rpD

**Lot 1 on RP619571**

Iga

**Rockhampton Regional Council**

rev	date	details	authorised
A	27-11-2014	Initial Issue	RJKF
B	21-09-2020	Bldg 1 location amended, Bldg 2 added	RJKF
C	29-10-2020	Application details amended	RJKF

created

**capricornsurveygroup**  
SURVEYING & PLANNING SOLUTIONS

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scale

**1:150 @ A1**

sheet no.

**1 of 1**

plan no.

**6145-01-MCU**

datum

**AHD**

cad file

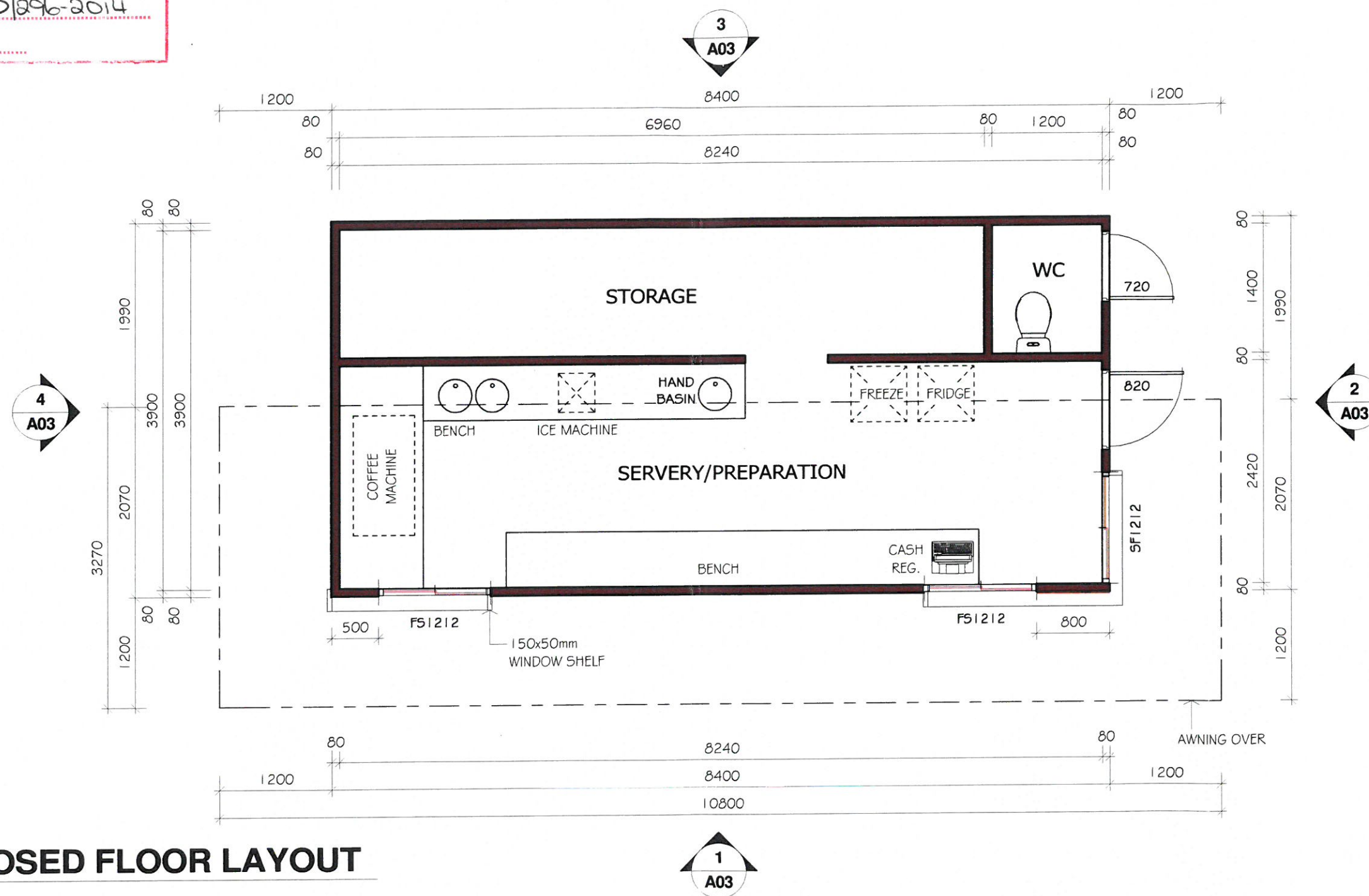
**6145-01-MCU-C**

revision

**C**

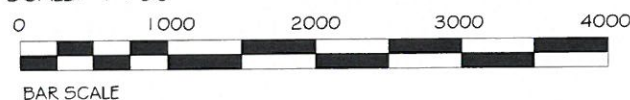


These plans are approved subject to the current conditions of approval associated with Development Permit No. D/296-2014  
Dated 09/02/2015



## PROPOSED FLOOR LAYOUT

SCALE: 1 : 50



PROJECT  
**FAST LANE DRIVE  
THRU COFFEE**

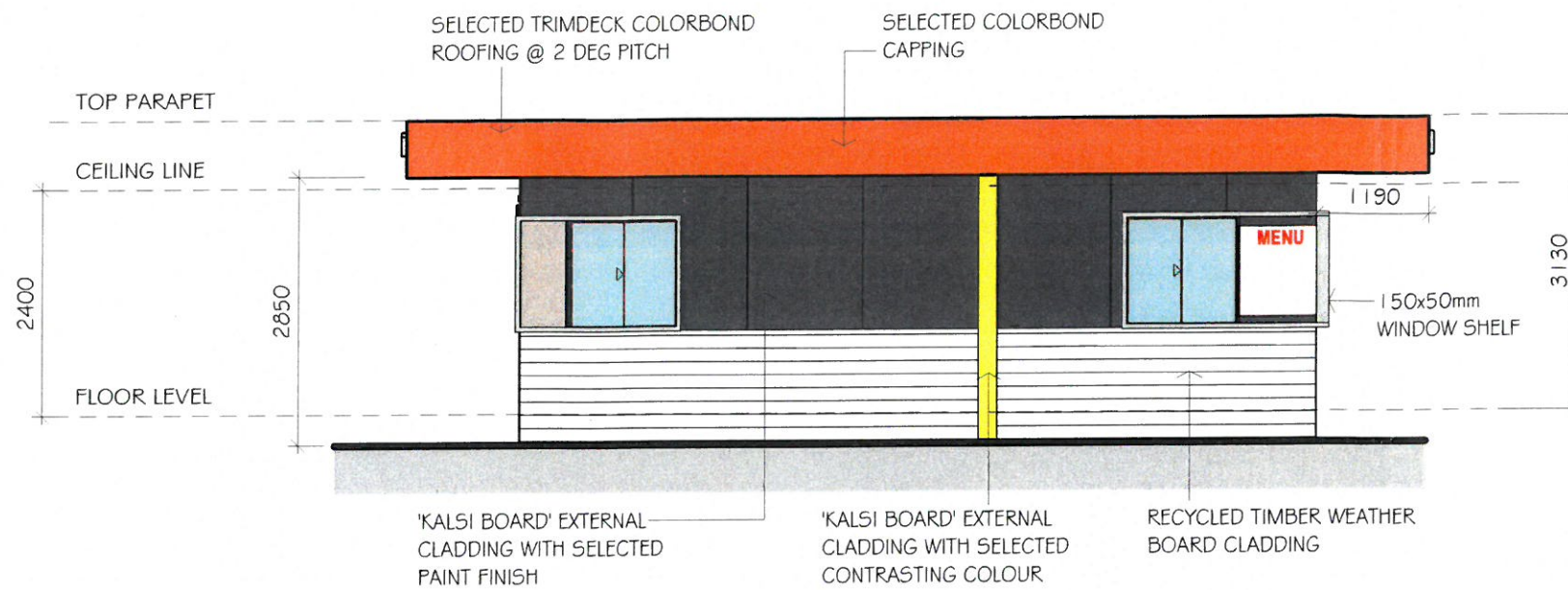
CLIENT  
**BAWD PROP. TRUST**

SITE ADDRESS

## PROPOSED DRIVE THROUGH MASTER DRAWING

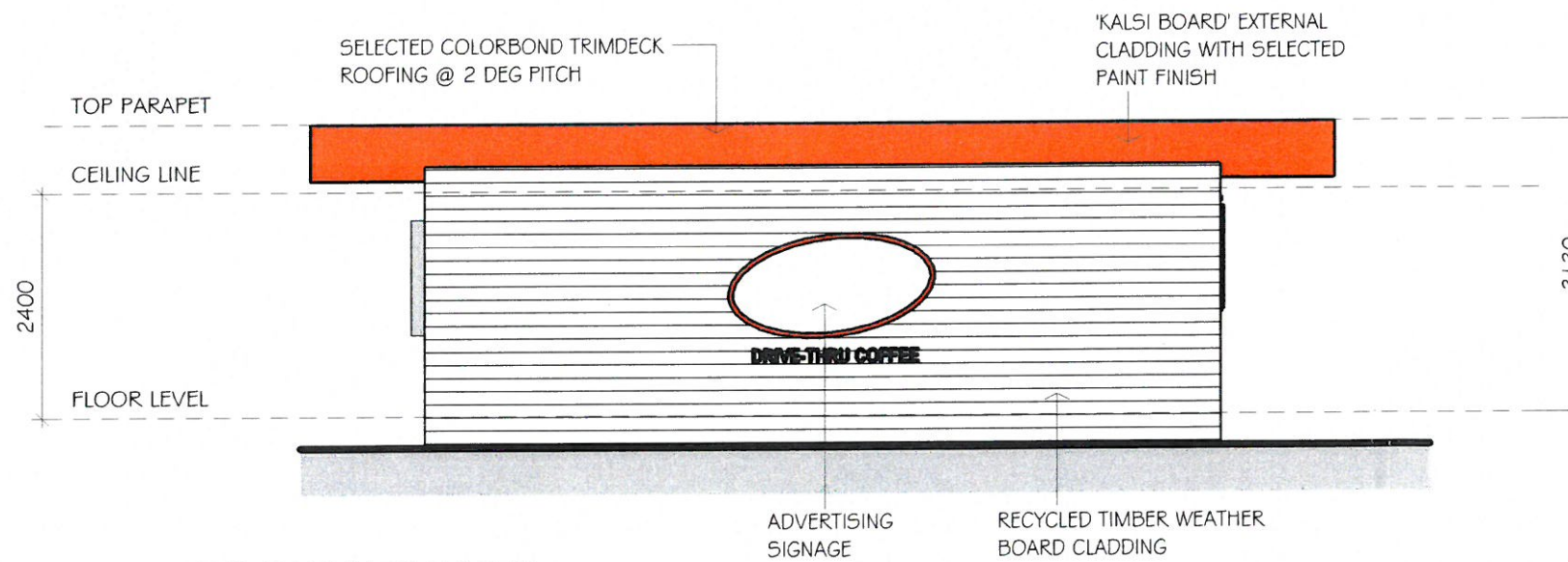
DRAWN <b>AJP</b>	CHECKED	DATE <b>01-Sep-14</b>	AMENDED <b>19-Nov-14</b>
SCALE <b>1 : 50</b>		VARIATIONS <b>3</b>	
JOB No. <b>2078</b>		SHEET <b>2/3</b>	ISSUE <b>B</b>





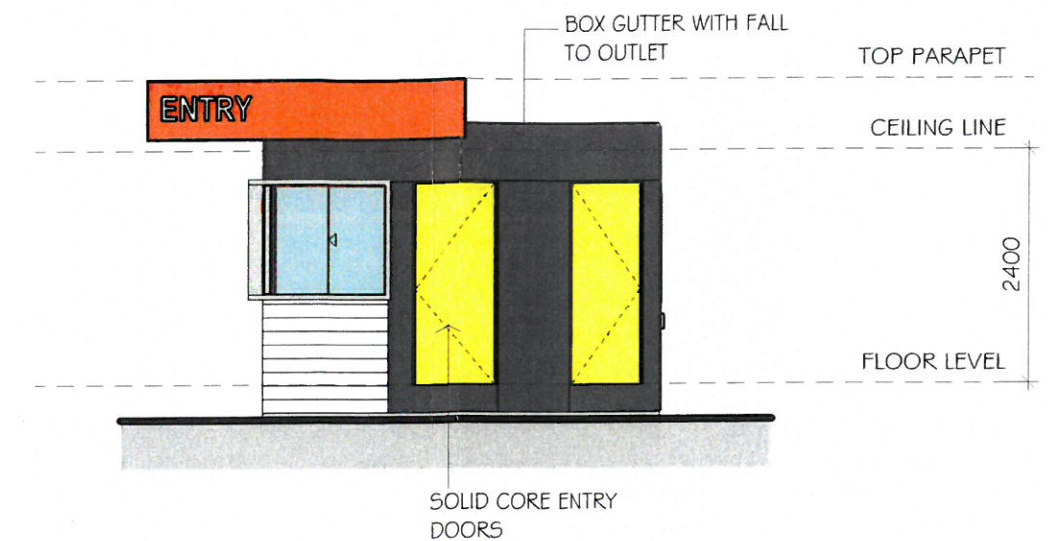
# 1 ELEVATION 1

SCALE: 1 : 75



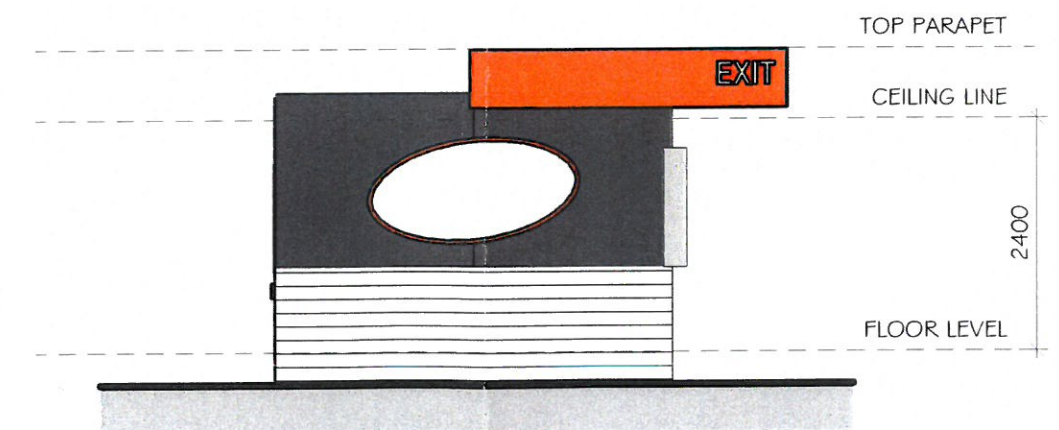
# 3 ELEVATION 3

SCALE: 1 : 75



# 2 ELEVATION 2

SCALE: 1 : 75



# 4 ELEVATION 4

SCALE: 1 : 75

ROCKHAMPTON REGIONAL COUNCIL

These plans are approved subject to the current conditions of approval associated with Development Permit No. D12916-2014.

Dated 09/02/2015



PROJECT

**FAST LANE DRIVE THRU COFFEE**

CLIENT

**BAWD PROP. TRUST**

SITE ADDRESS

**PROPOSED DRIVE THROUGH MASTER DRAWING**

DRAWN	CHECKED	DATE	AMENDED
AJP		01-Sep-14	19-Nov-14
SCALE	VARIATIONS		
1 : 75	3		
JOB No.	SHEET	ISSUE	
2078	3/3	B	