



- Acid Sulfate Soils - Above 5m and below 20m AHD
- Airport Light Restriction Zone - Buffer 50m
- Airport Obstacle - Height Limit 30m
- Airport Wildlife Hazard Buffer Area - 50m
- Fitzroy River Flood Overlay - H4 High Hazard
- Local Catchment Defined Flood Event (info only)
- Property is within Sewer Supply Planning Area
- Railway Noise Corridor - Cat 0
- Railway Noise Corridor - Cat 1
- Railway Noise Corridor - Cat 2
- Railway Noise Corridor - Cat 3
- Road Hierarchy Overlay - Urban access street
- ROCK DSTE - Storm Surge Potential - Medium



What are the risks?
Full Planning Enquiry

Summary

Selected properties:
4 Arthur Street Depot Hill
(Change)

Selected development:
Dwelling house
(Change)

Selected development activities:
Dwelling house (Primary Activity)

Step 4. Level of Assessment
Check to see if the development is permissible on the selected property.

Is the dwelling house proposed to be located within the flood area?
Note: You can check the extent of the flood hazard area by reviewing the Fitzroy River Flood Overlay on the Creek catchment flood overlay via Council's interactive mapping service [here](#).
Yes

FOR SALE

IS THIS AUSTRALIA'S BEST VALUE CITY BLOCK? OPPORTUNITY AWAITS!

This 607 m² lot of vacant land in a major regional centre represents an incredible opportunity for people looking to build an amazing home, savvy investors, or entrepreneurs. This is a blank canvas that is ready for your vision to take shape.

With essential amenities already in place, and everything you could need within a short drive, the possibilities are endless. Whether you're looking to build, use the space for storage, or explore potential commercial ventures (subject to the usual approval processes), this excellent parcel of vacant land is brimming with potential.

There are no building restrictions on this lot. The shipping container and caravan shown in photos are excluded from sale. This lot is being sold as vacant freehold land. Buyers are urged to undertake their own due-diligence and make any necessary enquiries regarding prior to contacting the agent to make a firm unconditional offer.

Don't miss this chance to secure a versatile piece of real estate at a competitive price. Act now and submit your unconditional offer before someone else does —opportunities like this don't last long!

Copy and paste this URL to view planning scheme maps:
https://maps.rockhamptonregion.qld.gov.au/Html5Viewer/?viewer=rrcplanmaps&_gl=1*y6s9cs*_ga*MjAxNzY4NTI5LjE3MzYxMzAzMjc.*_ga_SW6Z1DP8BT

Copy and paste this URL to submit serious offers:
<https://myatrealty.com/v2/properties/136350/listings/65059/submitofferform>

0 BED | 0 BATH | 0 CAR

PRICE:
Offers Over \$65,000

OPEN FOR INSPECTION:
N/A



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