

A diagram of a coordinate system. A vertical line is labeled 'N' at the top, representing the North arrow. A horizontal line extends to the right, labeled 'MGA' at its end, representing the Merriam-Griffiths-Aitken coordinate system axis.

Area of Base Parcel

18.32 h.

RAILWAY ROAD

514

A yellow icon consisting of a dashed rectangular border with rounded corners, resembling a frame or a placeholder.

A blue icon consisting of a rectangle with a dotted border.

RP8153

RP8153

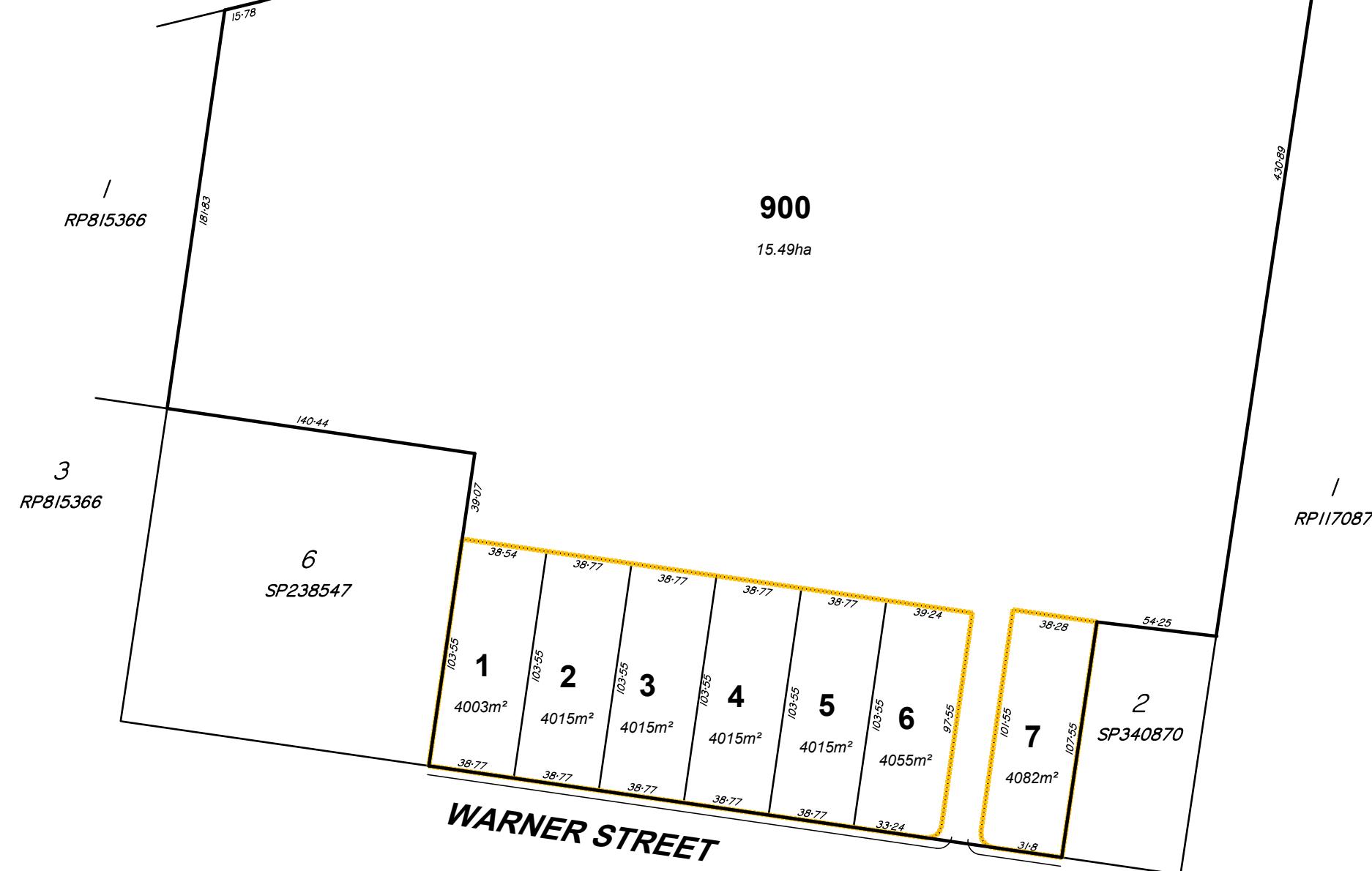
RP815366

90

15.49

430.80

RP117087



IMPORTANT NOTE:
All dimensions, areas and proposed lot numbers are approximate only and are subject to confirmation upon final survey. Any contract sale referring to this plan should make provisions for the possible changes. This note is an integral part of the plan. Additional easement to what is shown on the plan may be required.
Dimensions are shown to the decimeter.

ELEVATION

CLIENT NAME:
SYZ Thagoona Lan
Pty Ltd

THIS DOCUMENT IS CRAFTED TO FULFILL THE SPECIFIC REQUIREMENTS OUTLINED IN THE PROJECT BRIEF PROVIDED BY THE CLIENT INTENDED SOLELY FOR THE CLIENT'S USE AND SHOULD NOT BE CONSIDERED RELIABLE BY ANY THIRD PARTY. ALL RIGHTS TO THIS PLAN AND THE INFORMATION IT CONTAINS ARE THE EXCLUSIVE PROPERTY OF ELEVATE SURVEYING PTY LTD UNLESS A PAYMENT OF FEES IS MADE. ELEVATE SURVEYING PTY LTD RETAINS COPYRIGHT OWNERSHIP OF ALL PLANS, ELECTRONIC FILES, SURVEY DATA AND INFORMATION. A LICENSE IS GRANTED TO THE CLIENT IDENTIFIED ON THE PLAN AND THEIR APPOINTED DESIGNERS FOR THE PURPOSE OF THE INTENDED USE. WITHOUT EXPLICIT PERMISSION FROM ELEVATE SURVEYING PTY LTD, NO REPRODUCTION, RELIANCE UPON, OR AMENDMENT OF ANY ELEMENTS OF THIS DOCUMENT IS PERMITTED.

PROPOSED SUBDIVISION PLAN
OF LOT 3 ON SP340870
STAGE 1
Sheet 1 of 3

LGA Southern Downs Region
SUBURB Rosenthal Heights
ADDRESS Warner Street

AMENDMENTS	
REV.	DESCRIPTION
<i>G</i>	<i>Updated lot numbers (retracted)</i>
<i>H</i>	<i>Minor drafting changes</i>
<i>I</i>	<i>Amended to suit engineering update for slowing devices</i>
REDUCTION RATIO 1:2500 (A3)	
SHEET 1 OF 1	
DRAWN	<i>JT</i>
APPROVED	<i>IT</i>

AWING REFERENCE

A black arrow pointing upwards, with the letters 'N' in bold black capital letters inside the arrowhead. Below the arrow is the text 'Azimuth of' and to the right is the text 'MGA'.

Area of Base Parcel

15.49 ha

Area of New Road

6911m

Stage 1

Stage 2

EASEMENT DESCRIPTORS

- (A) - Stormwater/Access
- (B) - Stormwater
- (C) - Access
- (D) - Bio Basin/Stormwater

- Proposed Traffic Calming Device Locations

IMPORTANT NOTE:
All dimensions, areas and proposed lot numbers are approximate only and are subject to confirmation upon final survey. Any contract sale referring to this plan should make provisions for the possible changes. This note is an integral part of the plan. Additional easement to what is shown on the plan may be required.
Dimensions are shown to the decimeter.

ELEVAT

CLIENT NAME:
**SYZ Thagoona Lan
Pty Ltd**

THIS DOCUMENT IS CRAFTED TO FULFIL THE SPECIFIC REQUIREMENTS OUTLINED IN THE PROJECT BRIEF PROVIDED BY THE CLIENT. IT IS INTENDED SOLELY FOR THE CLIENT'S USE AND SHOULD NOT BE CONSIDERED PUBLISHABLE BY ANY THIRD PARTY. THE CRAFTSMANSHIP, ALL RIGHTS TO THIS PLAN AND THE INFORMATION IT CONTAINS ARE THE EXCLUSIVE PROPERTY OF ELEVATE SURVEYING PTY LTD. UPON PAYMENT OF FEES IS RECEIVED, ELEVATE SURVEYING PTY LTD RETAINS COPYRIGHT OWNERSHIP OF ALL PLANS, ELECTRONIC FILES AND SYSTEMS. A COPIE OF THIS DOCUMENT IS GRANTED TO THE CLIENT IDENTIFIED ON THE PLAN AND THEIR APPOINTED DESIGNERS FOR THE PURPOSE OF THE INTENDED USE.

WITHOUT EXPLICIT PERMISSION FROM ELEVATE SURVEYING PTY LTD, NO REPRODUCTION, RELIANCE UPON, OR AMENDMENT OF ANY INFORMATION CONTAINED IN THIS DOCUMENT IS PERMITTED.

PROPOSED SUBDIVISION PLAN
OF LOT 3 ON SP340870
STAGE 2
Sheet 2 of 3

LGA Southern Downs Regional
SUBURB Rosenthal Heights
ADDRESS Warner Street

AMENDMENTS	
REV.	DESCRIPTION
<i>G</i>	<i>Updated lot numbers (retracted)</i>
<i>H</i>	<i>Minor drafting changes</i>
<i>I</i>	<i>Ammended to suit engineering update for slowing devices</i>

REDUCTION RATIO 1:2500 (A3)	SHEET	1 OF 1	D
DRAWN		<i>JT</i>	
APPROVED		<i>IT</i>	

AWING REFERENCE
10130

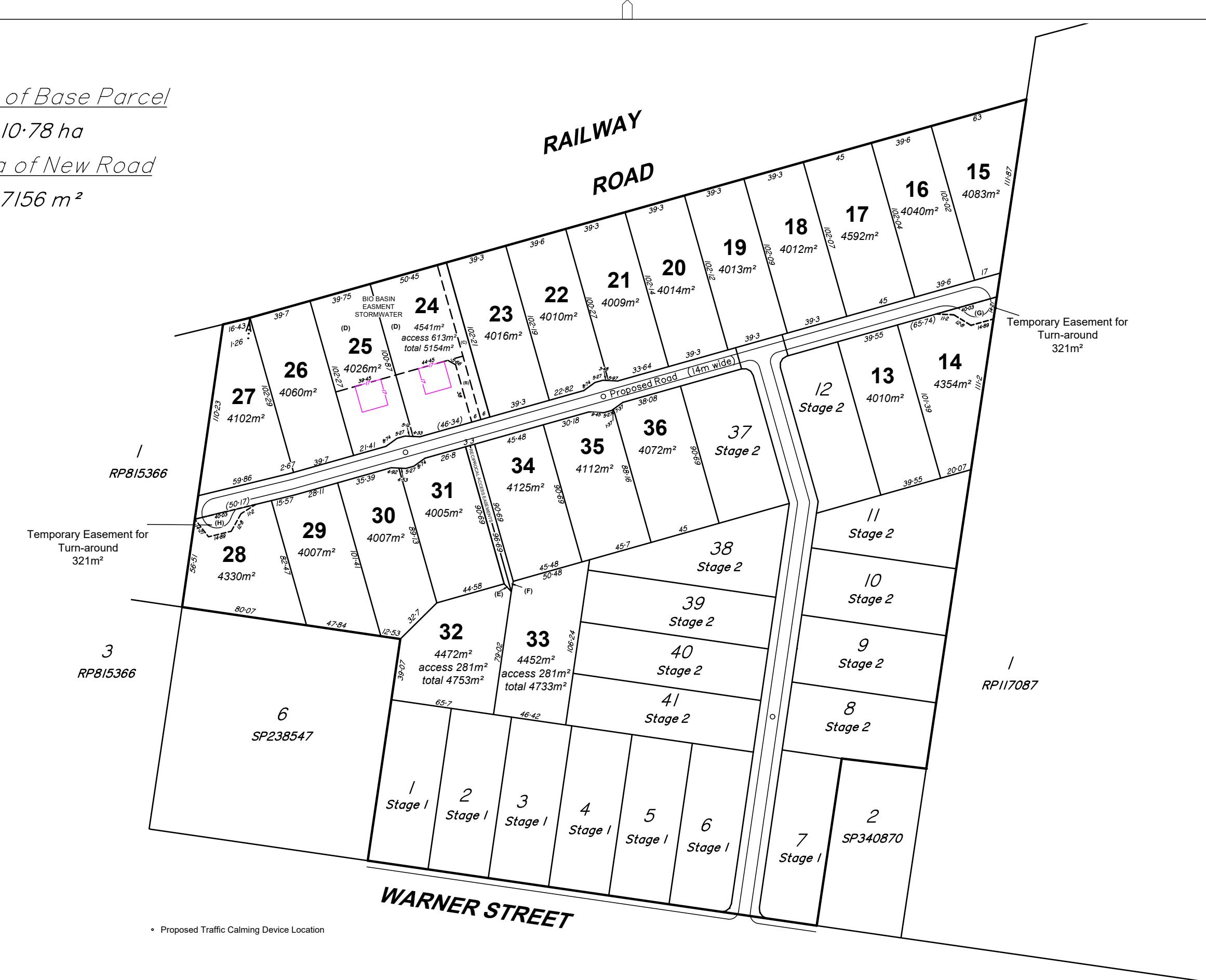
Aspect of MGA

Area of Base Parcel

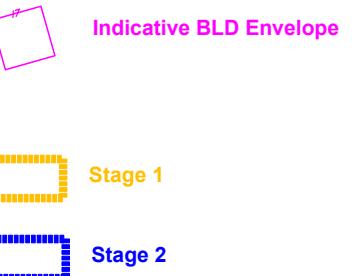
10.78 ha

Area of New Road

7156 m²



LEGEND



EASEMENT DESCRIPTORS

- (B) - Stormwater
- (C) - Access
- (D) - Bio Basin/Stormwater
- (E & F) - Reciprocal Access Easements
- (G & H) - Access (Temporary Turnaround)

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 Table of mm

IMPORTANT NOTE:
All dimensions, areas and proposed lot numbers and easements are approximate only and are subject to confirmation upon final survey. Any contract sale referring to this plan should make provisions for these possible changes. This note is an integral part of this plan. Additional easement to what is shown on the plan may be required. Dimensions are shown to the decimetre.

ELEVATE

CLIENT NAME:
SYZ Thagoona Land 4
Pty Ltd

THIS DOCUMENT IS CRAFTED TO FULFILL THE SPECIFIC REQUIREMENTS OUTLINED IN THE PROJECT BRIEF PROVIDED BY THE CLIENT. IT IS INTENDED SOLELY FOR THE CLIENT'S USE AND SHOULD NOT BE CONSIDERED RELIABLE BY ANY THIRD PARTY.
ALL RIGHTS TO THIS PLAN AND THE INFORMATION IT CONTAINS ARE THE EXCLUSIVE PROPERTY OF ELEVATE SURVEYING PTY LTD UNTIL FULL PAYMENT OF FEES RECEIVED. ELEVATE SURVEYING PTY LTD RETAINS COPYRIGHT OWNERSHIP OF ALL PLANS, ELECTRONIC FILES, AND SURVEY DATA UNLESS EXPRESSLY AGREED OTHERWISE. NO REPRODUCTION, RELIANCE UPON, OR AMENDMENT OF ANY PLANS, ELECTRONIC FILES, OR SURVEY DATA IS PERMITTED.
WITHOUT EXPLICIT PERMISSION FROM ELEVATE SURVEYING PTY LTD, NO REPRODUCTION, RELIANCE UPON, OR AMENDMENT OF ANY PLANS, ELECTRONIC FILES, OR SURVEY DATA IS PERMITTED.

PROPOSED SUBDIVISION PLAN OF LOT 3 ON SP340870 STAGE 3 Sheet 3 of 3

LGA: Southern Downs Regional
SUBURB: Rosenthal Heights
ADDRESS: Warner Street

AMENDMENTS
REV. DESCRIPTION DATE
G Updated lot numbers (retracted) 19/02/2025
H Minor drafting changes 25/02/2025
I Amended to suit engineering update for slowing devices 22/10/2025

REDUCTION RATIO	1:2500 (A3)	SHEET	1 OF 1
DRAWN		DRAWN	JT
APPROVED		APPROVED	JT

DRAWING REFERENCE
10130
REV
I