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Area of Base Parcel

15.49 ha

Area of New Road

6911 m<sup>2</sup>

RAILWAY  
ROAD



Stage 1



Stage 2

EASEMENT DESCRIPTORS

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

RP815366

3  
RP815366

6  
SP238547

901  
10.78ha

Proposed Road  
(14m wide)

Proposed Road  
(18m wide)

RP117087

WARNER STREET

• Proposed Traffic Calming Device Location

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 decimeter.

ELEVATE

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CLIENT NAME:  
SYZ Thagoona Land 4  
Pty Ltd

TITLE  
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	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)		DRAWING REFERENCE  10130	REV  I
SHEET 1 OF 1			
DRAWN JT			
APPROVED JT			

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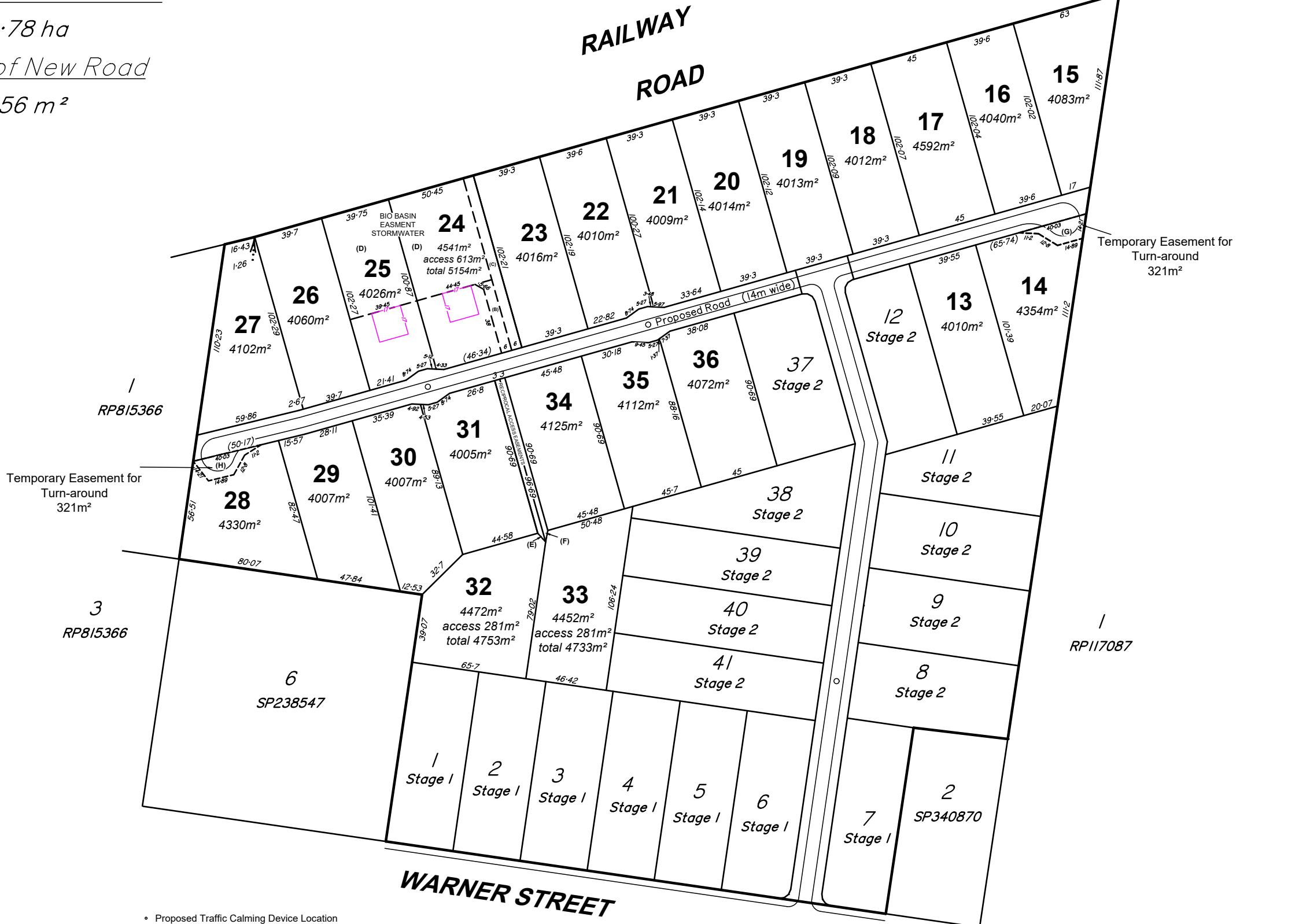


Area of Base Parcel




10.78 ha

Area of New Road

7156 m<sup>2</sup>



## LEGEND

-  Indicative BLD Envelope
-  Stage 1
-  Stage 2

## EASEMENT DESCRIPTORS

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

**IMPORTANT NOTE:**  
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CLIENT NAME:  
**SYZ Thagoona Land 4 Pty Ltd**

TITLE  
**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		
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DRAWN JT		APPROVED JT
DRAWING REFERENCE 10130		REV I