

TOOWOOMBA REGIONAL COUNCIL
AMENDED PLAN
REQUIRED TO BE SUBMITTED FOR
APPROVAL
Refer to Condition Number(s)
5 & 6
referred to in Council's Decision Notice dated
15 September 2023
This plan is subject to conditions of Approval Number
RAL/2022/4965

TOOWOOMBA
CECIL PLAINS
ROAD

HURSLEY ROAD

BALANCE
Balance Parcel
2002 (Pt)
1410m²
(Total 7455m²)

BALANCE
Balance Parcel
2002 (Pt)
6045m²
(Total 7455m²)

BALANCE
Balance Parcel
2000
4455m²

BALANCE
Balance Parcel
2001
26.625ha

DEVINE ROAD

RECEIVED
14/08/2023
TOOWOOMBA
REGIONAL COUNCIL

Land Budget

Land Use	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Balance	Overall	(%)
Area of Proposed Stage	5.211 ha	3.995 ha	4.448 ha	6.794 ha	3.757 ha	3.375 ha	4.606 ha	3.071 ha	27.372 ha	62.629 ha	100.0%
Saleable Area											
Residential Allotments	3.306 ha	2.695 ha	3.230 ha	3.639 ha	2.112 ha	2.365 ha	2.781 ha	2.568 ha	—	22.696 ha	36.2%
Balance Allotments	—	—	—	—	—	—	0.445 ha	—	27.372 ha	27.817 ha	44.4%
Total Area of Allotments	3.306 ha	2.695 ha	3.230 ha	3.639 ha	2.112 ha	2.365 ha	3.226 ha	2.568 ha	27.372 ha	50.513 ha	80.7%
Open Space											
Indicative Basin	—	—	—	1.573 ha	—	—	—	—	—	1.573 ha	2.5%
Total Area of Open Space	—	—	—	1.573 ha	—	—	—	—	—	1.573 ha	2.5%
Road											
Distributor Road	—	—	—	0.358 ha	1.026 ha	—	0.204 ha	—	—	1.588 ha	2.5%
Collector Road	0.580 ha	—	—	—	—	—	—	—	—	0.580 ha	0.9%
Local Access Road	1.221 ha	1.178 ha	1.113 ha	1.100 ha	0.619 ha	1.010 ha	1.151 ha	0.503 ha	—	7.895 ha	12.6%
Hursley Road Resumption	0.071 ha	0.088 ha	0.105 ha	—	—	—	—	—	—	0.264 ha	0.4%
Pedestrian Linkage/Landscaping	0.033 ha	0.034 ha	—	0.124 ha	—	—	0.025 ha	—	—	0.216 ha	0.3%
Total Area of New Road	1.905 ha	1.300 ha	1.218 ha	1.582 ha	1.645 ha	1.010 ha	1.380 ha	0.503 ha	—	10.543 ha	16.8%

Legend

- Site Boundary
- Stage Boundary
- Future Access
- Existing Rural (TRC)
- Indicative Basin (RMA)
- Indicative 2.0m Wide Footpath
- Indicative 1.5m Wide Footpath
- Bin Pad for Lot 132, 155, 156 298 and 299

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

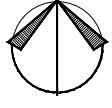
Source Information:
Site boundaries: Saunders Havill Group.
Adjoining information: DCCB.
Contours: Saunders Havill Group.
Environment constraints: Saunders Havill.
Staging: RMA Engineers.
Indicative Basin: RMA Engineers.
Roundabout Truncation: RMA Engineers.
Lot Truncation: Bitizios.

Yield Breakdown

Single Family Dwellings	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Overall	(%)
33.5m - 40m Deep Product	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	
500m ² - 599m ²	3	—	—	19	10	19	22	18	91	26.8%
600m ² - 699m ²	27	—	—	39	16	18	15	10	125	36.8%
700m ² - 799m ²	15	14	23	—	1	1	7	1	62	18.2%
800m ² - 999m ²	4	17	17	1	2	2	2	11	56	16.5%
1,000m ² +	—	2	1	1	2	—	—	—	6	1.8%
Total Residential Allotments	49	33	41	60	31	40	46	40	340	100.0%

GAINSBOROUGH LODGE
OVERALL PROPOSAL PLAN

PLAN REF: 136664 - 33
Rev No: H
DATE: 01 AUGUST 2023
CLIENT: GAINSBOROUGH LODGE
DRAWN BY: NF / JC
CHECKED BY: PHE



0 20 40 60 80 100 1:2,000 @ A1

URBAN DESIGN
Level 4 HQ South
620 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3559 5500
W rpsgroup.com



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