

IMPORTANT NOTE

This plan was prepared for Neue Projects Three Pty Ltd as a proposed subdivision to accompany a subdivision application to Toowoomba Regional Council and should not be used for any other purpose. The dimensions, areas and total number of lots 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 financial dealings involved in the land. This note is an integral part of this plan.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

25 September 2026

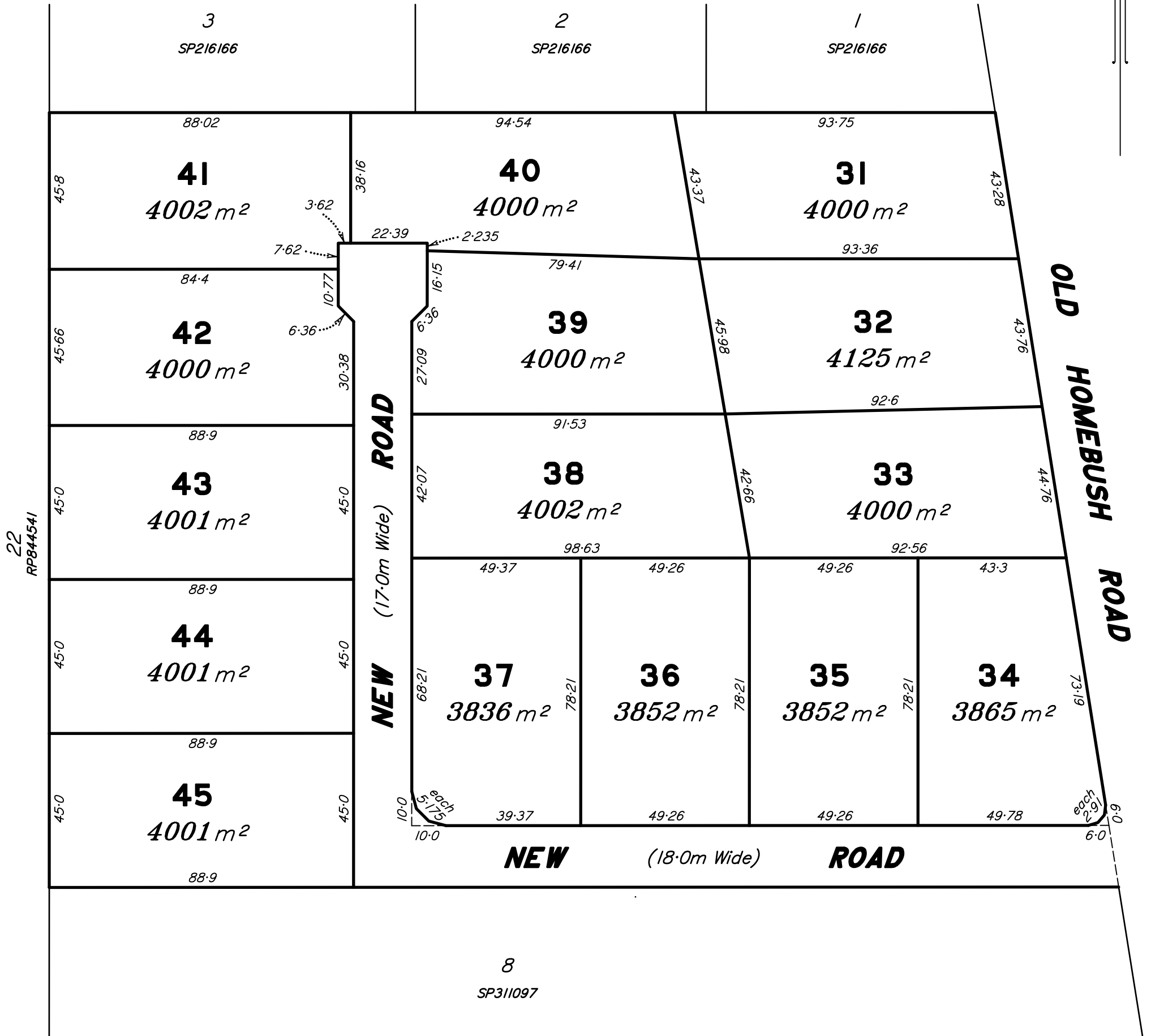
This plan is subject to conditions of Approval Number

RAL/2026/2448

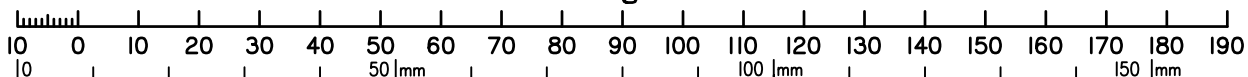
Assessment Manager

Sheet
1 of
1

N



Scale 1:1250 - Lengths are in Metres.



K.J. Wilson
Cadastral Surveyor

17/08/2026

MAP REF: .
SCALE: 1:1250(A3)
FILE REF: K4822

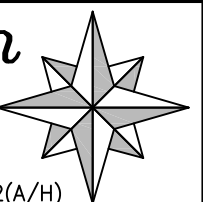
CLIENT:
Neue Projects
Three Pty Ltd
CHECKED:
K. Wilson
DRAWN:
Wemjae consulting
VERSION:
B2

PLAN OF PROPOSED SUBDIVISION
Lots 31-45
Cancelling Lot 7 on SP311097
(Old Homebush Road, Gowrie Junction)

LOCAL AUTHORITY:
Toowoomba Regional Council

LOCALITY:
Gowrie Junction

K.J. Wilson
B.Surv.
Cadastral Surveyor



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INTERSECTION DETAIL LEGEND

PROPOSED WORKS

	PROPOSED LAYBACK KERB AND CHANNEL
	PROPOSED BITUMEN EDGE
	PROPOSED CONTROL LINE
	PROPOSED STORMWATER DRAINAGE BOX CULVERT AND HEADWALLS
	PROPOSED OPEN DRAIN AND DIRECTION
	PROPOSED WATER MAIN
	PROPOSED UNDERGROUND ELECTRICAL LINE
	PROPOSED ROAD PAVEMENT
	MAJOR DESIGN SURFACE CONTOURS (2.5m INTERVALS)
	MINOR DESIGN SURFACE CONTOURS (0.5m INTERVALS)

EXISTING WORKS

	EXISTING BITUMEN EDGE
	EXISTING CONTROL LINE
	EXISTING OPEN DRAIN AND DIRECTION
	EXISTING TRUNK WATER MAIN
	EXISTING OVERHEAD ELECTRICAL LINES AND POWER POLES
	EXISTING TELECOMMUNICATION LINES
	EXISTING FENCE LINE
	EXISTING ROAD PAVEMENT

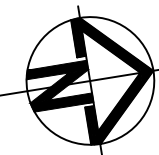
TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
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Assessment Manager

REFER DRAWING PR02 FOR CONTINUATION OF LAYOUT

NOTE:

+ ALL SHOWN SERVICES ARE FROM ON SITE VISUAL INSPECTIONS AND EXISTING RECORDS ONLY. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL INGROUND SERVICES PRIOR TO ANY EXCAVATION.

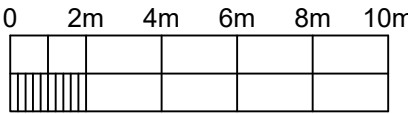


DATUM
DCDB
LIDAR

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DRAWING ISSUE

ISSUE	DATE	DETAILS	INITIAL
P1	10.03.26	FOR APPROVAL	
P2	05.06.26	RFI RESPONSE	
P3	21.08.26	FURTHER ADVICE	



SCALE 1:200 @ A1
SCALE 1:400 @ A3

PRELIMINARY

NOT FOR CONSTRUCTION

DATE 21.08.26 02:56 PM

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CIVIL | STRUCTURAL | HYDRAULIC

CLIENT
BRC PROPERTY GROUP

PROJECT
OLD HOMEBUSH ROAD
SUBDIVISION

DRAWING TITLE
PRELIMINARY INTERSECTION
LAYOUT

DESIGN	MB	ORIGINAL SIZE	A1
DRAWN	NJ/MC	PROJECT NUMBER	C2526271
CHECKED	FJB	DRAWING NUMBER	PR04
APPROVED		ISSUE	P3

PRELIMINARY INTERSECTION LAYOUT

SCALE:- 1:200 @ A1, 1:400 @ A3