

Appendix B

SRAIP Subdivision Plans

SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT
SUBDIVISION PLAN
6200 CUNNINGHAM HWY
KALBAR
STAGE 1

PLAN REF: **142489- 11H**
 DATE: 18 MARCH 2020
 CLIENT: KALFRESH
 DRAWN BY: LZ
 CHECKED BY: MD/PHE

Yield Breakdown		
Allotments	Overall	
Management Allotments	5	
Total Allotments	5	

Land Budget		
Land Use	Area	%
Site Area	248.526 ha	100.0%
Existing Parcels	3.526 ha	1.4%
Management Allotments	245.000 ha	98.6%

Legend

- Site Boundary
- Proposed Flow Path (Q100)
- Access Easement for Wagners Road Alignment

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 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.

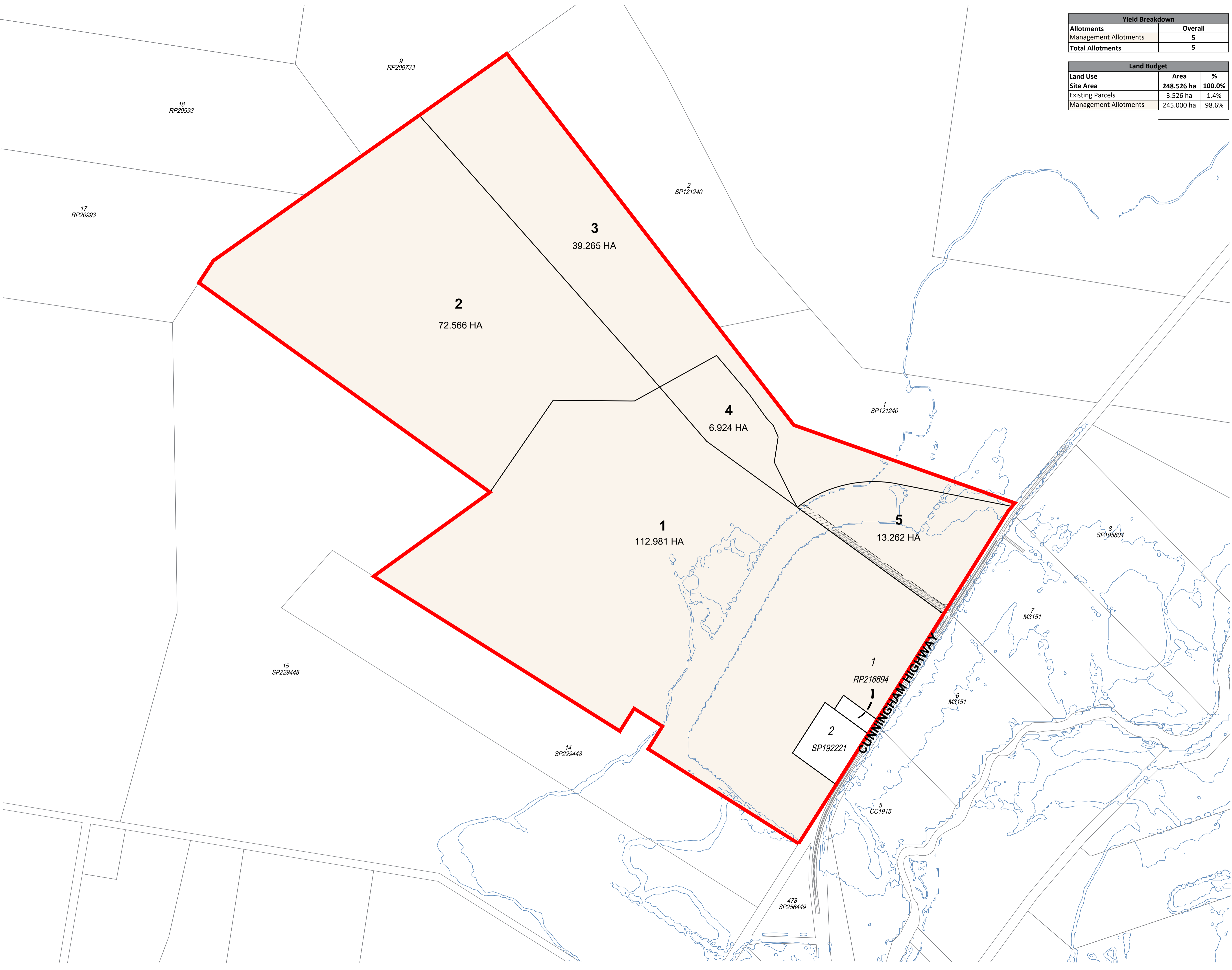
Source Information:
 Site boundaries: DCDB
 Adjoining information: DCDB
 Contours: RPS Survey
 Overland Flow Path: Aurecon



URBAN DESIGN
 Level 4 HQ South
 520 Wickham Street
 PO Box 1559
 Fortitude Valley QLD 4006
 T +61 7 3539 9500
 W rpsgroup.com



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Yield Breakdown	
Allotments	Overall
Management Allotments	7
Total Allotments	7

Land Budget		
Land Use	Area	%
Site Area	248.526 ha	100.0%
Existing Site	3.526 ha	1.4%
Management Allotments	245.000 ha	98.6%

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SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT

SUBDIVISION PLAN
6200 CUNNINGHAM HWY
KALBAR
STAGE 2

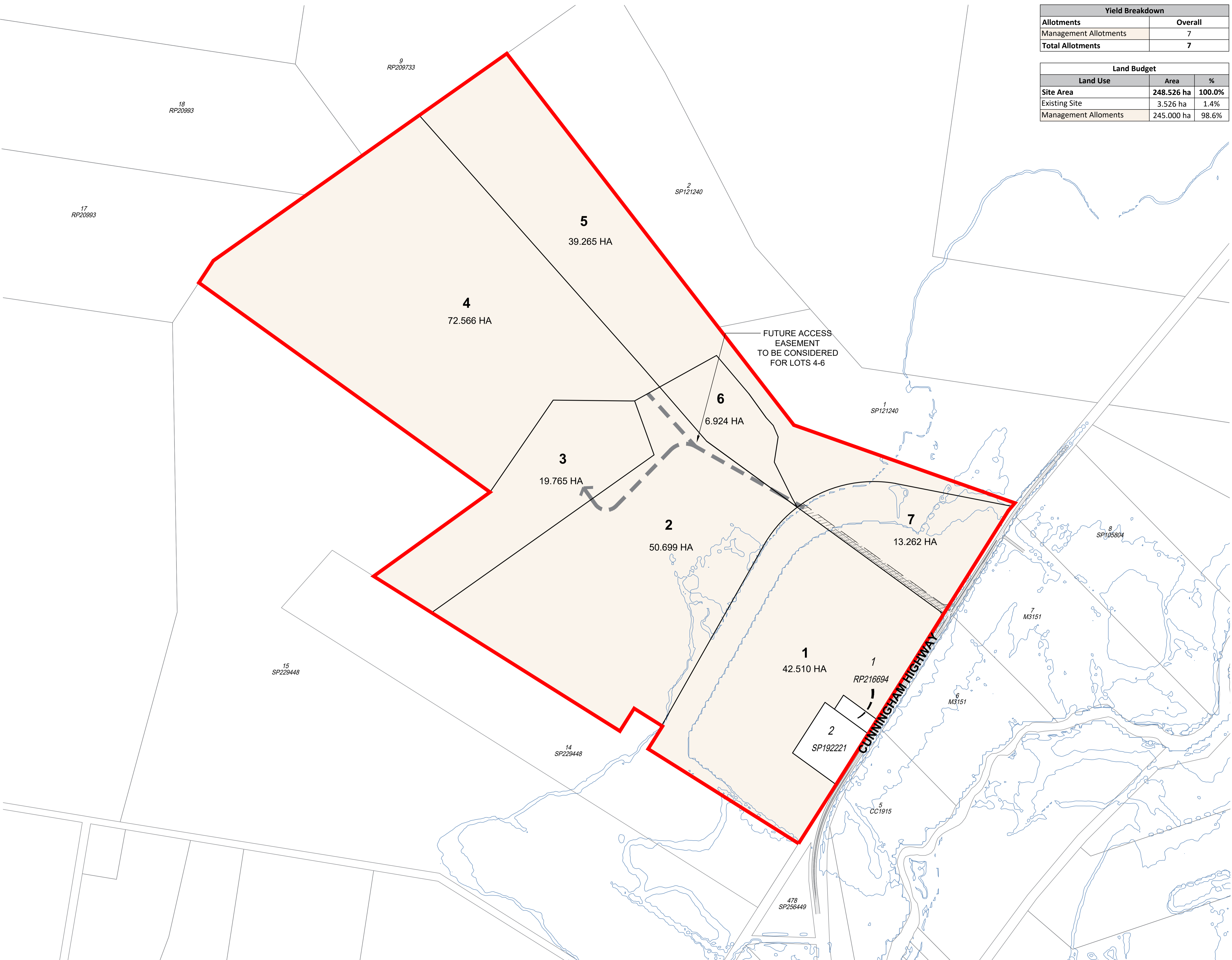
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DATE: 18 MARCH 2020
CLIENT: KALFRESH
DRAWN BY: LZ
CHECKED BY: MD/PHE

Legend

- Site Boundary
- Proposed Flow Path Q100
- Future Access Easement
- Access Easement for Wagners Road Alignment

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Areas have been rounded down to the nearest 5m².
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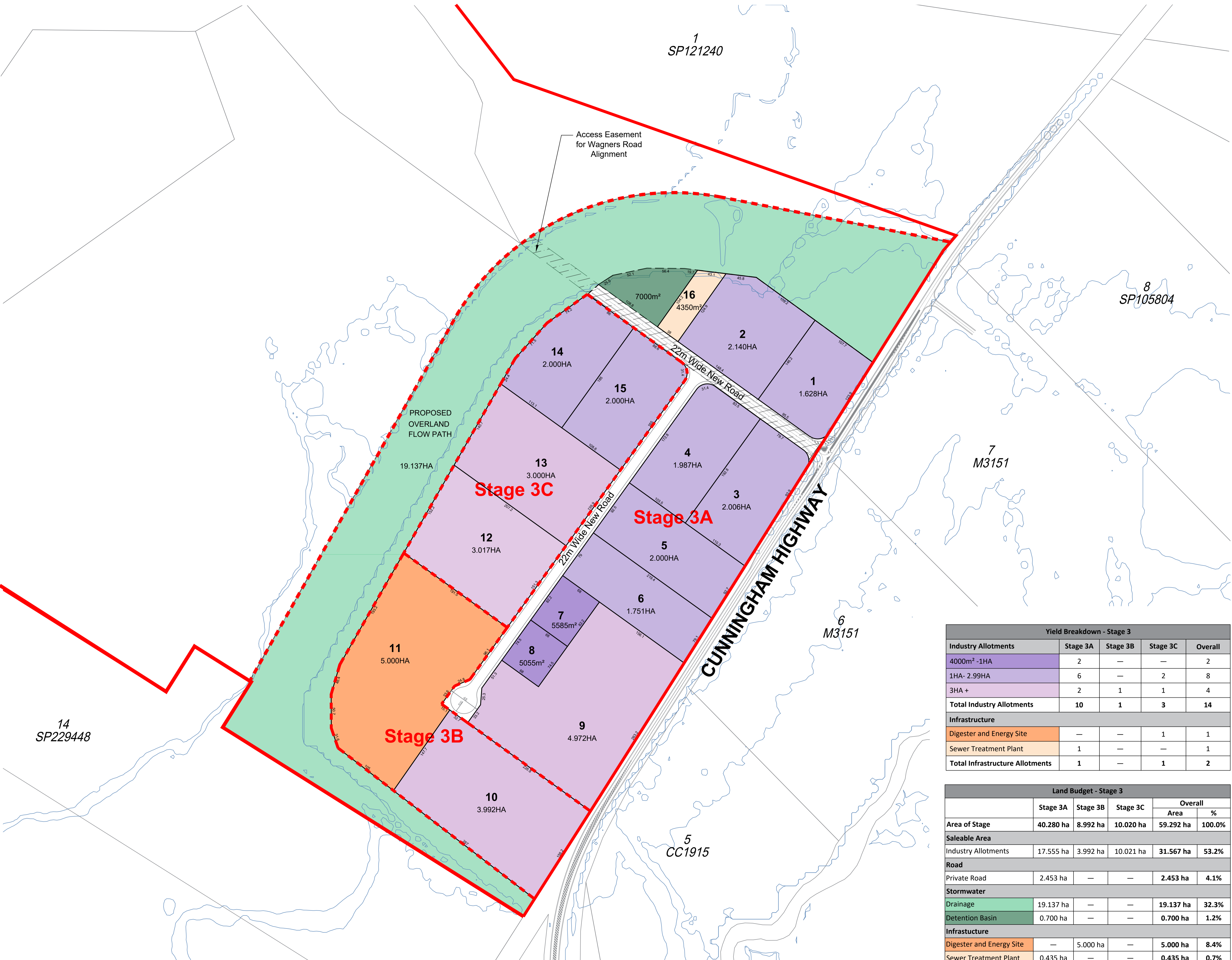
SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT
SUBDIVISION PLAN
6200 CUNNINGHAM HWY
KALBAR
STAGE 3

PLAN REF: **142489- 11H**
 DATE: 18 MARCH 2020
 CLIENT: KALFRESH
 DRAWN BY: LZ
 CHECKED BY: MD/PHE

- Legend**
- Site Boundary
 - Proposed Flow Path Q100
 - - - Stage Boundary
 - Access Easement

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 Areas have been rounded down to the nearest 5m².
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 Adjoining information: DCDB
 Contours: RPS Survey
 Overland Flow Path: Aurecon



Yield Breakdown - Stage 3				
Industry Allotments	Stage 3A	Stage 3B	Stage 3C	Overall
4000m ² -1HA	2	—	—	2
1HA- 2.99HA	6	—	2	8
3HA +	2	1	1	4
Total Industry Allotments	10	1	3	14
Infrastructure				
Digester and Energy Site	—	—	1	1
Sewer Treatment Plant	1	—	—	1
Total Infrastructure Allotments	1	—	1	2

Land Budget - Stage 3					
	Stage 3A	Stage 3B	Stage 3C	Overall	
				Area	%
Area of Stage	40.280 ha	8.992 ha	10.020 ha	59.292 ha	100.0%
Saleable Area					
Industry Allotments	17.555 ha	3.992 ha	10.021 ha	31.567 ha	53.2%
Road					
Private Road	2.453 ha	—	—	2.453 ha	4.1%
Stormwater					
Drainage	19.137 ha	—	—	19.137 ha	32.3%
Detention Basin	0.700 ha	—	—	0.700 ha	1.2%
Infrastructure					
Digester and Energy Site	—	5.000 ha	—	5.000 ha	8.4%
Sewer Treatment Plant	0.435 ha	—	—	0.435 ha	0.7%

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