

## J.1.2 SRAIP Concept Plans

**KALFRESH**  
**SCENIC RIM AGRICULTURAL**  
**INDUSTRIAL PRECINCT**  
 6206 CUNNINGHAM HWY, KALBAR 4309 QLD  
**SRAIP OVERALL**  
**CONCEPT LOT**  
**LAYOUT PLAN**

PLAN REF: **142489 - 06**  
 Rev No: **U**  
 DATE: 23 FEBRUARY 2023  
 CLIENT: KALFRESH  
 DRAWN BY: NV  
 CHECKED BY: JC / PHE

- Legend**
- Site Boundary
  - - - SRAIP Precinct Boundary
  - Existing Contours (1 metre)
  - - - Existing Boundaries
  - - - Existing Easement
  - Proposed Stormwater Infrastructure (Common Property)
  - Proposed Overland Flow (Easements, Part of Lot 18 and Lot 20)
  - Proposed Cunningham Highway Frontage Common Property (3 metres wide)
  - Proposed Utilities Common Property (4 metres wide)
  - \* Proposed Bio Basin
  - Proposed Water Storage Dam
  - Proposed Effluent Irrigation
  - Proposed Composting Lot
  - Lechate Pond
  - Proposed Formalised Vehicular Access
  - Proposed Plant & Equipment
  - Proposed Windrow & Finished Product
  - Proposed Stormwater Basin
  - Proposed Wagner Quarry Access - (not part of the SRAIP proposal and subject to separate development approval)
  - ▨ Significant Vegetation Area
  - ▨ Existing Vehicular Access to Composting Area
  - Access Easement for Wagners Road Alignment
  - Access Easement to Lot 19 (Composter) within Lot 11 (Digester)
  - Swale
  - Volumetric Lot - Lot 80 (1 metre below ground surface)



Yield Breakdown	
Industry Allotments	Overall
4000m <sup>2</sup> -1HA	3
1HA- 2.99HA	10
3HA +	2
Digester and Energy Site	1
<b>Total Industry Allotments</b>	<b>16</b>
Infrastructure	
Private Infrastructure Lot	1
<b>Total Infrastructure Allotments</b>	<b>1</b>
Rural Allotments	
Lot 18	1
Lot 19	1
Lot 20	1
<b>Total Rural Allotments</b>	<b>3</b>
<b>Total Allotments</b>	<b>20</b>

Land Budget		
	Overall	
	Area	%
<b>Overall Area</b>	<b>145.216 ha</b>	<b>100.0%</b>
<b>Saleable Area</b>		
Industry Allotments	29.756 ha	20.5%
Rural Allotments	104.224 ha	71.8%
Digester and Energy Site	5.120 ha	3.5%
Road		
Private Road	3.849 ha	2.7%
Wagners Access Track (Part Lot 70)	0.820 ha	0.6%
Common Property		
Stormwater Infrastructure	0.382 ha	0.3%
Utilities	0.098 ha	0.1%
Cunningham Highway Frontage	0.267 ha	0.2%
Infrastructure		
Sewer Treatment Plant, Water Treatment and Fire Fighting	0.700 ha	0.5%
<b>Overland Flow (Part of Rural Lot 18)</b>	<b>12.037 ha</b>	
<b>Overland Flow (Part of Rural Lot 20)</b>	<b>7.101 ha</b>	

**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 5m<sup>2</sup>.  
 The boundaries shown on this plan should not be used for final detailed engineers design.

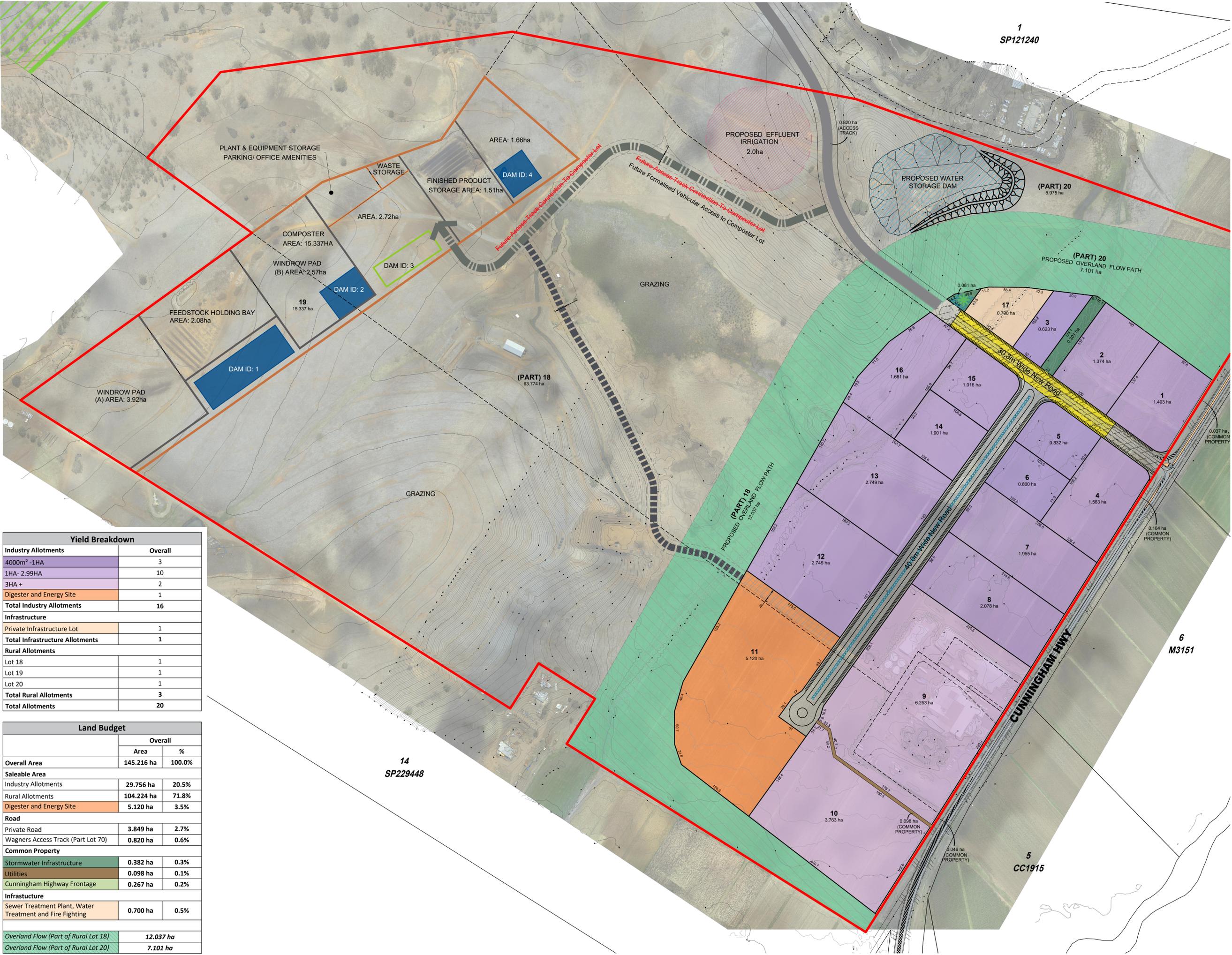
**Source Information:**  
 Site boundaries: DCDB  
 Adjoining information: DCDB  
 Contours: RPS Survey  
 Aerial photography: RPS Survey  
 Overland Flow Path: Aurecon  
 KRA Boundary: Scenic Rim Planning Scheme 2020

**URBAN DESIGN**  
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**rps**

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