

1 POCOCK ROAD, HOYA, QLD, 4310



FOR SALE

URBAN SUBDIVISION IN THE SCENIC RIM (STAGE 1 - DA APPROVED)

EXPRESSIONS OF INTEREST INVITED BY 8TH AUGUST 2025

ATTENTION PROPERTY DEVELOPERS!

On offer in Boonah, half an hour out of Ipswich in the Scenic Rim, is an urban subdivision site.

- > 1 Pockock Road - Lot 3 RP 880276 - 5.3Ha (Stage 1)
 - > 119 Hoya Road - Lot 2 RP 880276 - 7.91Ha (Proposed Stage 2)
- Both zoned Low Density Residential in the Boonah Town Plan
- Stage 1 is DA Approved for:
- > 29 fully serviced home sites, plus
 - > 2 super lots totaling 12,198m², plus
 - > Large 2 storey house and outbuildings on 5,565m² (5 bed, 3 bath, 5 cars)

Balance land (Proposed Stage 2) with unapproved plans for 71 lots.

Operational Works Approval is pending on Stage 1.

The site is located in Hoya, Boonah's northern suburb overlooking the town with views of the Border Ranges to the south.

Boonah is located about half an hour south of Ipswich and about an hour from Brisbane in the beautiful Scenic Rim Region immediately north of the Border Ranges where there is an immediate need for new urban land supply.

Contact the agent for further details.

0 BED | 0 BATH | 0 CAR

PRICE:
EXPRESSIONS OF INTEREST

OPEN FOR INSPECTION:
N/A

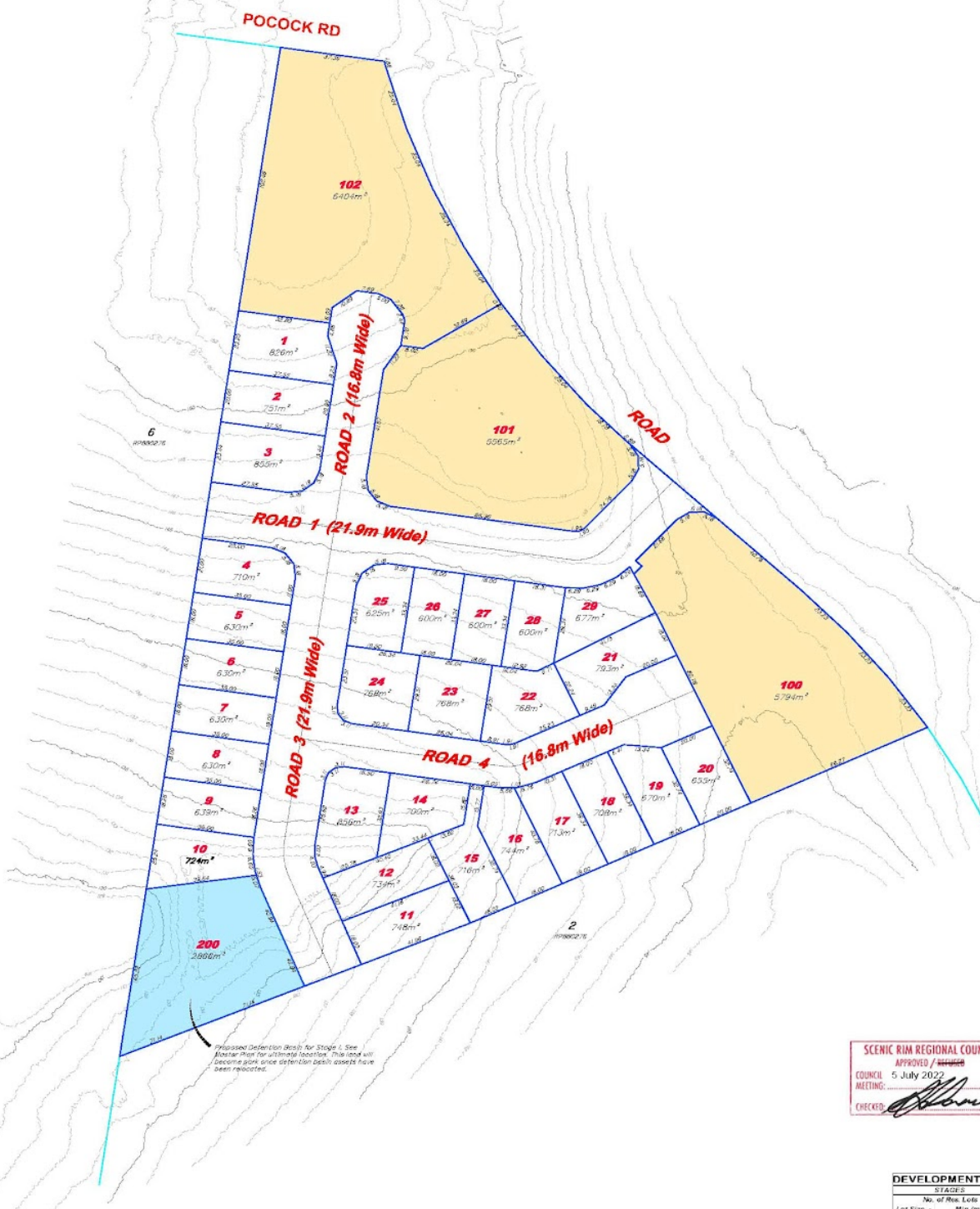


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Proposed Detention Basin for Stage 1. See Master Plan for ultimate location. This lot will become a park once detention basin works have been relocated.

SCENIC RIM REGIONAL COUNCIL
 APPROVED / ~~APPROVED~~
 COUNCIL MEETING: 5 July 2022
 CHECKED: *[Signature]*

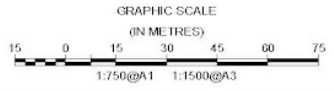
| DEVELOPMENT STATISTICS | |
|---------------------------------------|------|
| STAGES | |
| No. of Res. Lots | 29 |
| Lot Size - Min (m ²) | 600 |
| Lot Size - Max (m ²) | 850 |
| Avg (m ²) | 706 |
| Length of New Road (m) | 566 |
| Area of New Road (ha) | 1.19 |
| Area of Park (ha) | 0.00 |
| Balance Lots (ha) | 7.30 |
| Detention Basin Lot (m ²) | 2856 |
| Total Area (ha) | 5.30 |

Note 1: This plan has been prepared for the exclusive use of our client, being the person or entity providing the instructions for the preparation of this document. This plan can be used only for the agreed purpose and can not be used for any other purpose or for any other purpose without the written consent of TJKelly Surveys Pty Ltd.
Note 2: The boundaries as shown hereon were not marked at the time of survey, and have been determined by plan dimensions only and not by field survey.
Note 3: Proposed services (shown in brown) only, were located at the time of the survey. Underground services (if any) have not been located or marked on part of this survey, where such services exist, reference should be made to records of the relevant authority.
Note 4: Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
Note 5: This plan is subject to development approval and conditions imposed by local government and other authorities.
Note 6: Aerial photography is not to scale and is indicative only.

HATCH LEGEND
 Denote Detention Basin
 Denote Balance Lot (See Master Plan)

GENERAL NOTES
 1. Lot dimensions compiled from RP880276.
 2. Contour interval 1.0m.

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| DATE | DESCRIPTION |
|-----------|-------------|
| 8/06/2022 | AD |

PROPERTY DESCRIPTION

Pocock Rd
 Hoya

| DATE | ISSUED | LEVEL DATUM | A/R/D |
|-----------|--------|-----------------|--------------|
| 8/06/2022 | AD | Footnote Actual | LIDAR Survey |



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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