

ENDORSED
 Date: 10/09/2021
MEDQ





AMENDED IN RED
 By: Brandon Bouda
 Date: 03 September 2021



- North Maclean PDA - Industry and Business Precinct
- Subject site
- Precincts (excluding high impact and noxious and hazardous industries)**
- Business, research and technology precinct (subject to future application)
- Industry and warehouse precinct (subject to future application)
- Biodiversity corridor
- Indicative future biodiversity corridor
- Industry and business zone
- Approved land uses
- Surrounding business land uses**
- Surrounding business land uses
- Road Layout**
- Industrial connector
- Mt Lindesay Highway widening
- Indicative new roads by others
- Existing road network: highway, roundabout and overpass
- Future Crowson Lane road widening (subject to acquisition by Logan City Council)
- 820 Greenbank Road Subdivision Approval Road Layout
- Other features**
- Buffer to adjoining rural residential area (minimum 25m) with no vegetation clearing permitted unless required for stormwater infrastructure and access track
- Potential deep planting screening buffer to be assessed as part of future applications
- Proposed stormwater infrastructure and access track
- ✕ High voltage powerlines
- Maximum building height of 2 storeys and 9.5m within 25m of road frontage
- Bushfire Protection Zone
- 5m contours

REFERENCES
 Cadastre - (c) The State of Queensland (DNRM DCDB)
 Coordinate System: GDA 1994 MGA Zone 56
 Images are not orthorectified, overlays are best fit. Features are based on topographical data and may vary. Contains digitised data.
 Nearmap imagery 26/05/2021.
 Layout: sourced from Telford Civil, Proposed Development Layout Plan, Drawing No. 010, 07/07/2021, Issue H.

Note: Indicative only Date: 12/07/2021

TITLE
NORTH MACLEAN ENTERPRISE CONTEXT PLAN LAND USE AND ROAD NETWORK

PROJECT
4499 - 4651 MT LINDESAY HIGHWAY, NORTH MACLEAN
 CLIENT: WEARCO PTY LTD



Future access arrangements to the high voltage powerline towers is to be provided with subsequent reconfiguration of a lot applications.

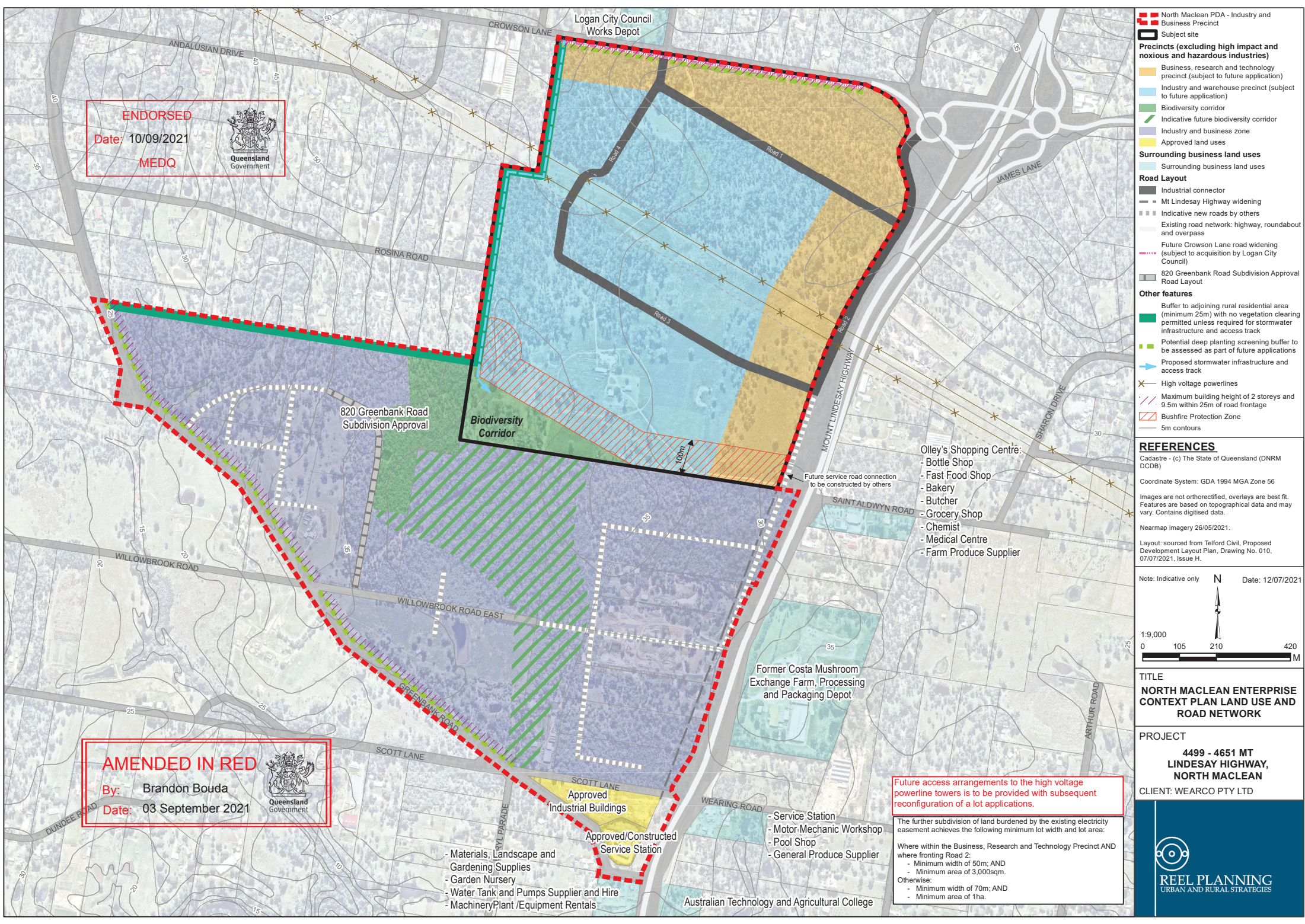
The further subdivision of land burdened by the existing electricity easement achieves the following minimum lot width and lot area.

Where within the Business, Research and Technology Precinct AND where fronting Road 2:

- Minimum width of 50m; AND
- Minimum area of 3,000sqm.














Otherwise:

- Minimum width of 70m; AND
- Minimum area of 1ha.



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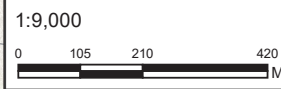


-  North Maclean PDA - Industry and Business Precinct
-  Subject site
- Water and Sewer Connection**
-  Proposed water main
-  Proposed sewer reticulation
-  Proposed sewer rising main to connect to future rising main in Greenbank Road
-  Reticulation sewer on the land to the south
-  Municipal pump station
-  Sub-regional pump station
- Road Layout**
-  Industrial connector
-  Mt Lindsay Highway widening
-  Indicative new roads by others
-  Existing road network: highway, roundabout and overpass
-  820 Greenbank Road Subdivision Approval Road Layout

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Nearmap imagery 26/05/2021.
Layout: sourced from Telford Civil, Proposed Development Layout Plan, Drawing No. 010, 07/07/2021, Issue H.
Services: sourced from Telford Civil, Concept Sewer Reticulation Layout Plan, Drawing No. 012, Issue G, 07/07/2021 and Concept Water Reticulation Layout Plan, Drawing No. 014, Issue G, 07/07/2021.

Note: Indicative only Date: 12/07/2021



TITLE
**NORTH MACLEAN ENTERPRISE
CONTEXT PLAN ULTIMATE
WATER AND SEWER NETWORK**

PROJECT
**4499 - 4651 MT
LINDSEY HIGHWAY,
NORTH MACLEAN**
CLIENT: WEARCO PTY LTD

Notes:
1. Water from Round Mountain Reservoir via Greenbank Rd to Crowson Lane (Source: Master Planning Review of the Southern Regional Pipeline Water Supply - April 2015)
2. Sewer as per strategy advised by EDQ on the 19 May 2021.


















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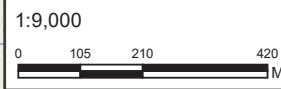


Proposed stormwater pipe is subject to Council requirements for Crowson Lane upgrade. Integration into the internal network is required in accordance with the conditions of this approval

-  North Maclean PDA - Industry and Business Precinct
-  Subject site
- Stormwater**
 -  Proposed stormwater for road reserve
 -  Proposed stormwater for external flow
 -  Proposed swale for external stormwater flow
 -  Easement
 -  Detention basin
 -  Lawful point of discharge
 -  Existing culvert
 -  Proposed culvert
- Road Layout**
 -  Industrial connector
 -  Mt Lindesay Highway widening
 -  Indicative new roads by others
 -  Existing road network: highway, roundabout and overpass
 -  820 Greenbank Road Subdivision Approval Road Layout

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 Nearmap imagery 26/05/2021.
 Layout: sourced from Telford Civil, Proposed Development Layout Plan, Drawing No. 010, 07/07/2021, Issue H.
 Services: sourced from Telford Civil, Concept Stormwater Drainage Layout Plan, Drawing No. 013, Issue H, 07/07/2021.

Note: Indicative only Date: 12/07/2021



TITLE
**NORTH MACLEAN ENTERPRISE
 CONTEXT PLAN ULTIMATE
 STORMWATER NETWORK**

PROJECT
**4499 - 4651 MT
 LINDESAY HIGHWAY,
 NORTH MACLEAN**

CLIENT: WEARCO PTY LTD

