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FINAL

ISSUE

| ISSUE | DATE       | DESCRIPTION | CHECKED BY |
|-------|------------|-------------|------------|
| D     | 16.10.2019 | Site Plan   | BH         |

LEGEND

|  |                   |
|--|-------------------|
|  | Site Boundary     |
|  | Cadastral Lots    |
|  | Context Buildings |
|  | Pedestrian Path   |
|  | Access Easement   |

NOTES

| Total maximum Gross Floor Area for each use category                               |                          |  |
|--|--------------------------|--|
| Commercial - Health Care Service, Veterinary Clinic & Ancillary Pet Supplies Store | 2000m <sup>2</sup>       |  |
| Industry - Warehouse (Self Storage Facility)                                       | 4600m <sup>2</sup>       |  |
| Service, Community and Other Uses - Child Care Centre                              | 820m <sup>2</sup>        |  |
| Sport and Recreation - Indoor Sport and Recreation (Gym, Swim School)              | 1000m <sup>2</sup>       |  |
| <b>Total Approved Gross Floor Area</b>   | <b>8820m<sup>2</sup></b> |  |
| Recommended minimum supply of car parks  | 130                      |  |

Development Specifications:

- Minimum 30m setback is required to the western boundary of the site adjoining the railway corridor.
- Maximum building height of 8.5m for all uses (except industry).
- Industry (Warehouse) may comprise a building height up to 15m.
- All buildings must be setback a minimum of 6m from Pub Lane and Old Pub Lane.
- Landscaping is to be provided along all street frontages, around buildings and within car parking areas.

SCALE 1:1000 @ A3



DRAWING

MASTERPLAN

| DRAWING NO. | ISSUE | JOB     | DRAWN BY |
|-------------|-------|---------|----------|
| 01          | D     | 7190032 | TB       |

PROJECT

MASTERPLAN

43 - 77 Old Pub Lane, Greenbank QLD 4124  
Prepared for Warren Witt, BW Advisory