

NORTH MACLEAN FACTORY OUTLETS & DISTRIBUTION CENTRE

INDUSTRY AND BUSINESS ZONE
(Lot 3, 4, 5 and 6 on RP137101)

DEVELOPMENT GUIDELINES

PREPARED BY URBIS FOR ROUBAIX PROPERTIES PTY LTD
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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1. EXPLANATORY CONTENT

1.1. DEVELOPMENT GUIDELINE'S PURPOSE

The Development Guidelines (DG) has been prepared in accordance with the requirements of the Greater Flagstone Urban Development Area (UDA) Development Scheme (endorsed on 8 October 2011).

The *Greater Flagstone Urban Development Area Development Scheme* ('the **Development Scheme**') (endorsed October 2011) sets the vision for this locality as accommodating industrial activities including, but not limited to, low and medium impact industry, research and technological industries, and service industry activities.

The Development Guidelines describe the development that may proceed where generally in accordance with the relevant approved documents and assessment criteria.

1.2. LAND TO WHICH THE DEVELOPMENT GUIDELINES RELATES

The Development Guidelines relate to part of the land within the Greater Flagstone UDA, specifically over Lot 3, 4, 5 and 6 on RP137101 within the North Maclean industry and business zone, as indicated in **Figure 1**. It is noted that infrastructure servicing required for land within this Development Guideline, which sits outside the boundaries of the land identified in Figure 1.

1.3. INTERPRETATION

Terms used in the Development Guidelines have the meaning assigned by the *Economic Development Act 2012* ('**ED Act**') and the Development Scheme.

If there are any inconsistencies between the definitions in these documents, the inconsistency is to be resolved by using the definitions contained in the documents in the following order:

- a) The definitions contained in this Development Guideline;

- b) Any executed infrastructure agreement under Section 97 of the ED Act;
- c) The Greater Flagstone UDA Development Scheme; then
- d) The ED Act.

Figure 1 – Land to which this Development Guideline relates



Source: Nearmap, 2024

1.4. RELATIONSHIPS TO OTHER LEGISLATION

A local categorising instrument only applies to the extent it is specified throughout the Development Guidelines. Local categorising instruments include temporary local planning instruments.

1.5. EXPLANATION OF THE DEVELOPMENT GUIDELINE'S STRUCTURE AND ASSESSMENT PROCESSES

The Development Guidelines consist of the components outlined by the following table:

Table 1 – Development Guidelines Structure

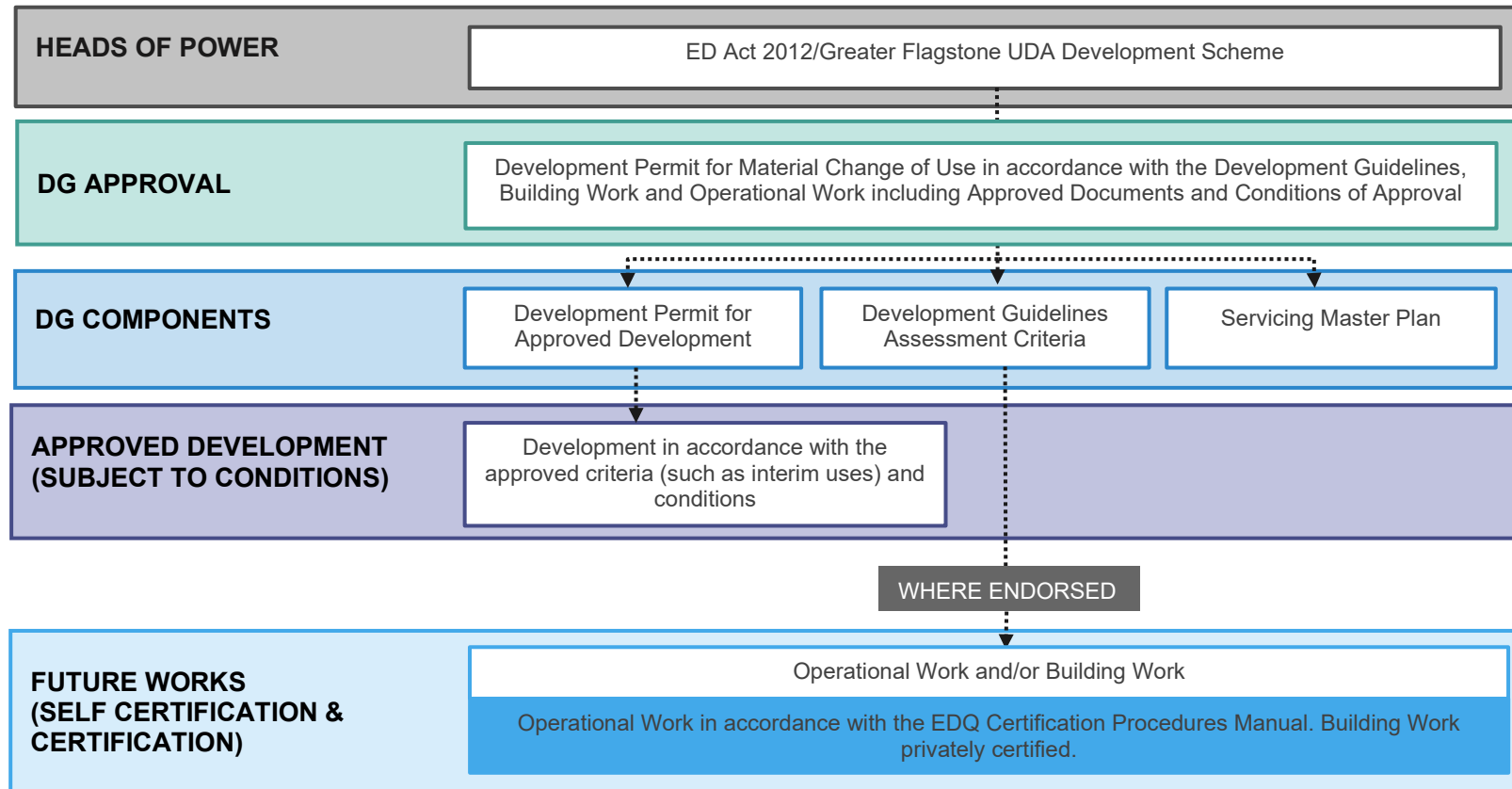
Section		Explanation
Provides context and understanding of the Development Guidelines and how it is to be used.	Section 1 Explanatory Content	This section includes general explanatory content regarding the site and how the Development Guidelines document is used, including: ▪ Development Guidelines purpose; ▪ Land to which the Development Guidelines relates; ▪ Rules for interpretation; ▪ The relationship of the Development Guidelines to other legislation.

Source: Urbis

1.6. OVERALL OPERATION OF THESE DEVELOPMENT GUIDELINES AND RELATIONSHIP TO OTHER APPROAVLS

The Development Guidelines form the overall approval framework relevant to development within the land identified in Figure 1 above. The relationship of the Development Guidelines to other approvals or statutory obligations is outlined in Figure 2.

Figure 2 - Development Guidelines Relationships and Operational Overview



Source: Urbis

2. APPROVED DEVELOPMENT (ASSESSMENT)

This section of the Development Guidelines. provides the Design Criteria for Approved Development (Assessment) for development under the process outlined in Section 1 of the Explanatory Content to the Development Guidelines.

Approved Development (Assessment) is development identified in this section of the Development Guidelines which may occur if the development is endorsed through Assessment as generally in accordance with the Specific Design Criteria set out in the following section.

2.1. DEVELOPMENT SUBJECT TO ASSESSMENT

The uses that comprise Approved Development subject to Assessment are outlined in **Table 3** below and defined in **Section 3**

Table 3 - Development Subject to Assessment

DEVELOPMENT
Development Subject to Assessment
Material Change of Use:
Emergency services
Low impact industry
Medium impact industry
Research and technology industry
Service industry
Warehouse

Source: Urbis

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2.2. SPECIFIC DESIGN CRITERIA

Applications for Assessment are required to be assessed against and fulfill the Design Standards identified in this section for uses identified in Section 3.1.

Future development must be in accordance with the overall Development Guidelines layout and must not compromise the delivery of trunk infrastructure as shown in the Servicing Master Plan.

2.2.1. Material Change of Use

Table 4 - Design Standards

ELEMENT	DESIGN STANDARD
BUILT FORM	DS1 For all development (excluding Advertising Devices or structures required for specific industrial processes), building height does not exceed 15m.
	DS2 Site cover does not exceed 75%.
	DS3 The minimum setbacks are to be provided in accordance with Table 5 – Minimum setback requirements .
	DS4 All plant and equipment areas are suitably screened from view from adjoining streets and noise sensitive areas.
	DS5 Waste storage areas and bin wash down areas are screened from view from adjoining streets.
	DS6 Recreation areas for staff (where located externally) are to be located to achieve a reasonable level of amenity (e.g. away from noisy or unpleasant activities).
	DS7 Buildings address the street frontage by: DS7.1 Being aligned generally parallel to the street; and DS7.2 Providing clear, legible entry points for pedestrians and vehicles.
	DS8 Buildings maximise opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths.

ELEMENT	DESIGN STANDARD
	DS9 All parts of buildings (other than roofs) that are visible from connector or higher order roads are constructed predominately of brick, painted concrete or masonry, and do not incorporate highly reflective materials.
	DS10 Roof forms should be kept simple and integrated as part of the building design. Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas.
	DS11 Buildings or other structures should be designed to minimise potential for graffiti by: DS11.1 avoiding extensive unbroken surface areas; DS11.2 access control measures including lighting, vegetation, fencing; or DS11.3 graffiti deterrent surface treatments.
	DS12 Development is designed in accordance with <i>EDQ Guideline 14: Environmental values and sustainable resource use</i> (May 2015).
	DS13 End of trip facilities are to be provided in accordance with the Queensland Development Code MP4.1 – Sustainable Buildings.
	DS14 Retaining walls are a maximum of 2.5m high.
ENVIRONMENT AND SAFETY	DS15 Emissions (including air, water and soil pollutants, noise, vibration, heat, light, radioactivity and electromagnetic radiation) and hazards must be managed in accordance with: ▪ The Environmental Protection (Air) Policy 2019; ▪ The Environmental Protection (Noise) Policy 2019; ▪ The Dangerous Goods Safety Management Act 2001 and the Dangerous Goods Safety Management Regulation 2001.
LANDSCAPING	DS16 A minimum of 5% of the site area is landscaped.
	DS17 A landscaping strip with a minimum width of 2m is accommodated along primary and secondary frontages. This strip is to comprise screening shrubs and ground covers at a minimum.

ELEMENT	DESIGN STANDARD
	DS18 Street frontages are unfenced or where street frontage fencing is required for security purposes it should be transparent (i.e. minimum 70% open).
	DS19 Landscaping should apply water sensitive urban design (WSUD) principles and passive irrigation (such as downpipes discharging into garden beds and hardstand surface falls towards landscaping (break in kerbs)) and use endemic and drought tolerant species where possible.
	DS20 Landscaping is designed with Crime Prevention Through Environmental Design (CPTED) principles in mind to reduce areas of possible concealment close to footpaths and parking areas.
LIGHTING	DS21 Development should provide external lighting to ensure adequate site security.
	DS22 Lighting should be located and directed to limit light spill beyond the site. Australian Standard AS-4282 1997 Control of the obtrusive effects of outdoor lighting provides guidance on the use of directional lighting.
CAR PARKING	DS23 On site vehicle parking is provided at the following rates: <i>Emergency services:</i> Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time. <i>Low Impact Industry:</i> Minimum 1 space per 50m² gross floor area (GFA) up to 500m² GFA; plus Minimum 1 space per 100m² GFA thereafter; and Minimum 1 bicycle space per 800m² GFA for employees. <i>Medium Impact Industry:</i> Minimum 1 space per 80m² GFA up to 500m² GFA; plus Minimum 1 space per 100m² GFA thereafter; and Minimum 1 bicycle space per 800m² GFA for employees.

ELEMENT	DESIGN STANDARD
	Research and technology industry: 1 space per 50m² of GFA up to 500m² GFA; plus 1 space per 100m² GFA thereafter; and 1 bicycle space per 800m² GFA for employees. Service Industry: 1 space per 25m² GFA; and 1 bicycle space per 200m² GFA for employees. Warehouse: Minimum 1 space per 100m² GFA.
ACCESS	DS24 Development has physical access to a sealed road or constructed road. DS25 Direct access to the Mt Lindesay Highway is not permitted. Access is to occur via the Service Road or the Trunk Road extension.
SITE DESIGN	DS26 A 50m buffer is to be provided along the western boundary of Lot 6 on RP137101 and a triangular shaped buffer along the south-western corner of Lot 5 on RP137101, to act as an environmental offset and stormwater conveyance area.
INFRASTRUCTURE	DS27 Development is connected to reticulated water supply, sewerage, stormwater drainage, electricity supply and telecommunications infrastructure networks (refer to the Servicing Master Plan). DS28 On-site parking, circulation and service areas are designed and constructed to meet the relevant standards of the <i>Logan Planning Scheme 2015</i> (Version 9). Minimum service vehicle size is to be a HRV for all uses, except for Emergency Services. DS29 Maximum of 2 crossovers for each lot in accordance with IPWEA Standard Drawings RS-051. Where stormwater pits, street lighting or streetscape needs to be relocated for a proposed crossover, all OPW is to be

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ELEMENT	DESIGN STANDARD
	carried out in accordance with EDQ Certification Procedures Manual. All works within the road reserve must achieve no nett loss of streetscaping.
STORMWATER	DS30 Stormwater quality and quantity devices are to be designed and constructed in accordance with PDA Guideline 13.

Source: Urbis

Table 5 – Minimum setback requirements

Minimum distance in meters from the wall to a lot boundary			
Note: the below excludes a buffer area as illustrated on the Development Guideline. Where a setback is less than the identified buffer, built form can be located up to the buffer area.			
Lot size	Front	Rear	Side
Any	Primary: 6m, with areas for office or customer service components set to the street alignment (0m) where a maximum of 50% of the frontage Secondary: 3m	0m	0m

Source: Urbis

2.2.2. Advertising Devices

Advertising devices are to be established in accordance with conditions of approval. Conditions of approval may determine whether an advertising device is exempt development or requires further assessment.

Where requiring assessment, properties within the Development Guidelines boundary are to be assessed in accordance with the *Logan Planning Scheme 2015* (Version 9).

3. DEFINITIONS

3.1. USE DEFINITIONS

Table 6 – Use Definitions

USE DEFINITION	DEFINITION
<i>Emergency services</i>	Means the use of premises by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.
<i>Low impact industry</i>	Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses. The manufacturing aspects of the use are undertaken indoors. Any off site impacts including air, noise and odour emissions are able to be readily mitigated.
<i>Medium Impact Industry</i>	Means the use of premises for industrial activities that have offsite air, noise and odour emissions. Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses. The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.
<i>Research and technology facility</i>	Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component. The use may include emerging industries such as energy, aerospace, and biotechnology.
<i>Service industry</i>	Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.
<i>Warehouse</i>	Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

3.2. ADMINISTRATIVE DEFINITIONS

The Administrative Definitions in the Development Scheme apply to development under the Development Guidelines, with additional definitions as relevant produced below.

Advertising Device:

- (a) Means a permanent sign, structure or other device used, or intended to be used, for advertising; and
- (b) Includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.

Note – where proposing temporary signage, these are defined and to be undertaken in accordance with Logan City Council's Local Laws.

Australian Height Datum:

The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.

Biodiversity and Stormwater Conveyance Buffer:

Land dedicated for the purposes of biodiversity conservation and conveyancing of stormwater as indicated on the Development Guideline, drawing no. *Design Guideline DG-01, dated 27 March 2025.*

Building Height:

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

Context Plan:

Endorsed North Maclean Context Plan dated 3 September 2021.

Development Scheme:

The Greater Flagstone Urban Development Area Development Scheme.

Gross floor area (GFA):

The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:

- (a) building services;
- (b) ground floor public lobby;
- (c) a public mall in a shopping complex;
- (d) the parking, loading and manoeuvring of motor vehicles;
- (e) private balconies whether roofed or not.

Primary Road Frontage:

Where:

- (a) a lot is vacant, the frontage most commonly addressed by other buildings in the street as the front of the lot;
- (b) a lot is vacant and no other buildings are established, the higher order road is the primary road frontage; or
- (c) a lot is not vacant, the frontage to which the front of the existing building addresses the street.

Secondary Road Frontage:

Where a lot has more than one frontage, a frontage that is not the primary street frontage.

Setback:

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (i.e. excluding eaves).

Service Road:

A service road is road dedicated for the purpose of access whereby direct access via a state-controlled road is not permitted.

Servicing Master Plan:

The proposed trunk infrastructure servicing plan for the Development Guideline.

Site:

Site, of development, means the land that the development is to be carried out on. Examples include:

- 1) If development is to be carried out on part of a lot, the site of the development is that part of the lot.
- 2) If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.

Site Cover:

The proportion of the site covered by buildings, including roof overhangs.

Storey:

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. This does not include:

- (a) a space that contains only:
 - (i) a lift shaft, stairway or meter room;
 - (ii) a bathroom, shower room, laundry, toilet or other sanitary compartment;
 - (iii) accommodation intended for not more than 3 vehicles;
 - (iv) a combination of the above; or
- (b) a mezzanine.

Trunk Road:

The Willowbrook Road East extension as shown on the Context Plan.

Vegetation and Habitat Offset

50m wide buffer area indicated on Design Guideline DG-01, dated 27 March 2025 is to retain existing vegetation and rehabilitate where sparse.

Note: no encroachment of stormwater or hardstand is permitted within the protected buffer

4. DRAWINGS AND APPENDICES



A.1 DEVELOPMENT GUIDELINE



A.2 SERVICING MASTER PLAN



A.3 CIVIL ENGINEERING REPORT

