

25 September 2025

Norhart Management Pty Ltd
C/- Mewing Planning Consultants
GPO Box 1506
Brisbane QLD 4001

Attention: Natasha Gouriev

Dear Natasha,

**RE: 820 GREENBANK ROAD, NORTH MACLEAN
REVISED SUBDIVISION LAYOUT**

INTRODUCTION

This letter has been prepared by PTT in response to an amended subdivision layout for a proposed reconfiguration of a lot (from one lot into 30 lots plus a stormwater basin and new road) at 820 Greenbank Road, North Maclean (Lot 2 on RP868726). The revised subdivision layout responds to Item 1 of the Economic Development Queensland (EDQ) Information Request dated 19 August 2025, in relation to Development Application DEV2025/1661. Specifically, it provides a modified internal road layout that aligns with both the endorsed North Maclean Context Plan (DEV2018/961) and the road layout approved under Development Application DEV2023/1425 for 702–742 Greenbank Road, North Maclean (Lot 3 on RP209351).

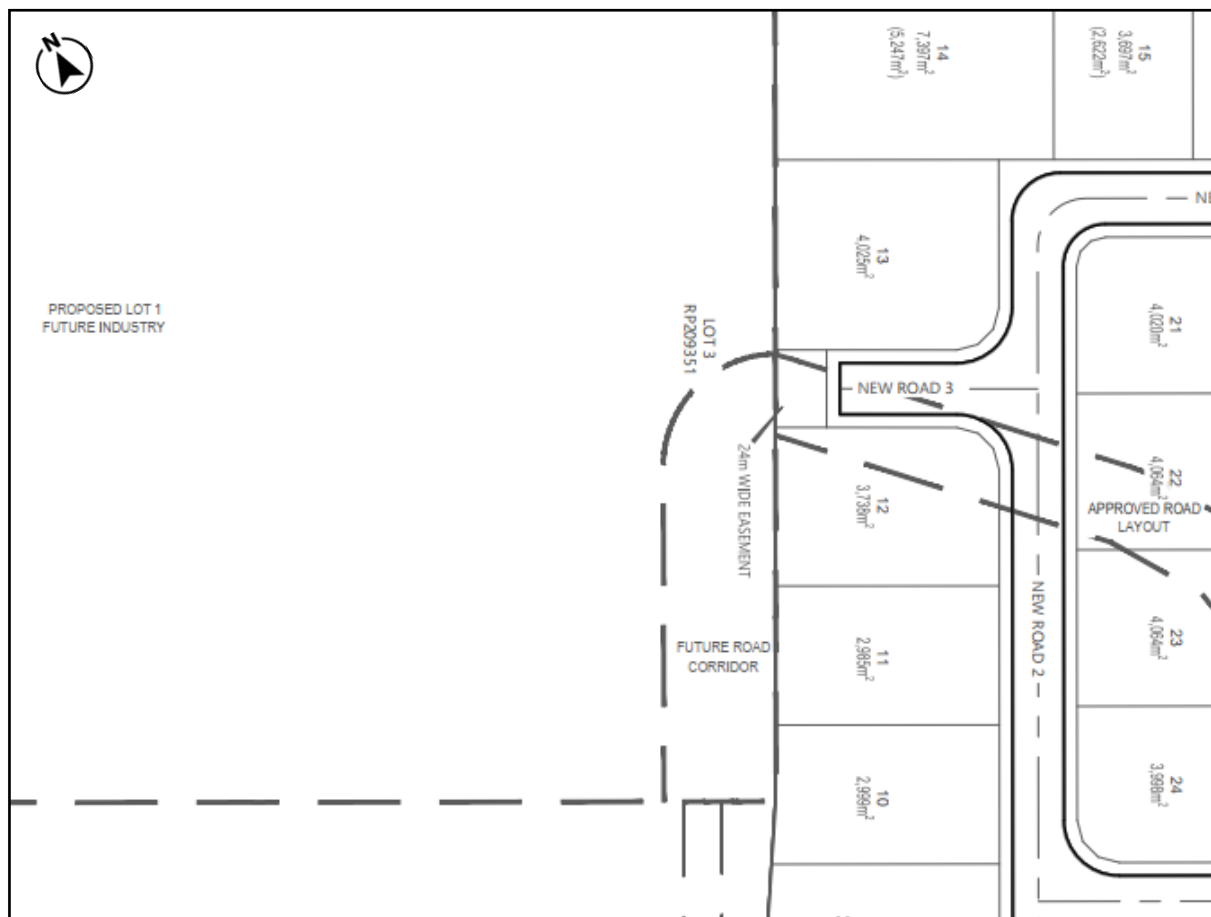
REVISED SUBDIVISION LAYOUT

The amended subdivision layout plan is shown in Figure 1, with additional plans of development attached. The modifications to the subdivision layout include the following:

- 28 industrial lots plus a stormwater basin and new road
- a total of 167,924m², with a developable area of around 103,450m²
- minor changes have been made to the internal road network to ensure the future western road connection aligns with both the endorsed North Maclean Context Plan and the approved road layout for the adjoining industrial subdivision on Lot 3 on RP209351

- the internal road network aligns with both the endorsed North Maclean Context Plan and the approved road layout for the adjoining industrial subdivision on Lot 3 on RP209351, as shown in Figure 2

Figure 2: ALIGNMENT WITH ADJACENT LAYOUT



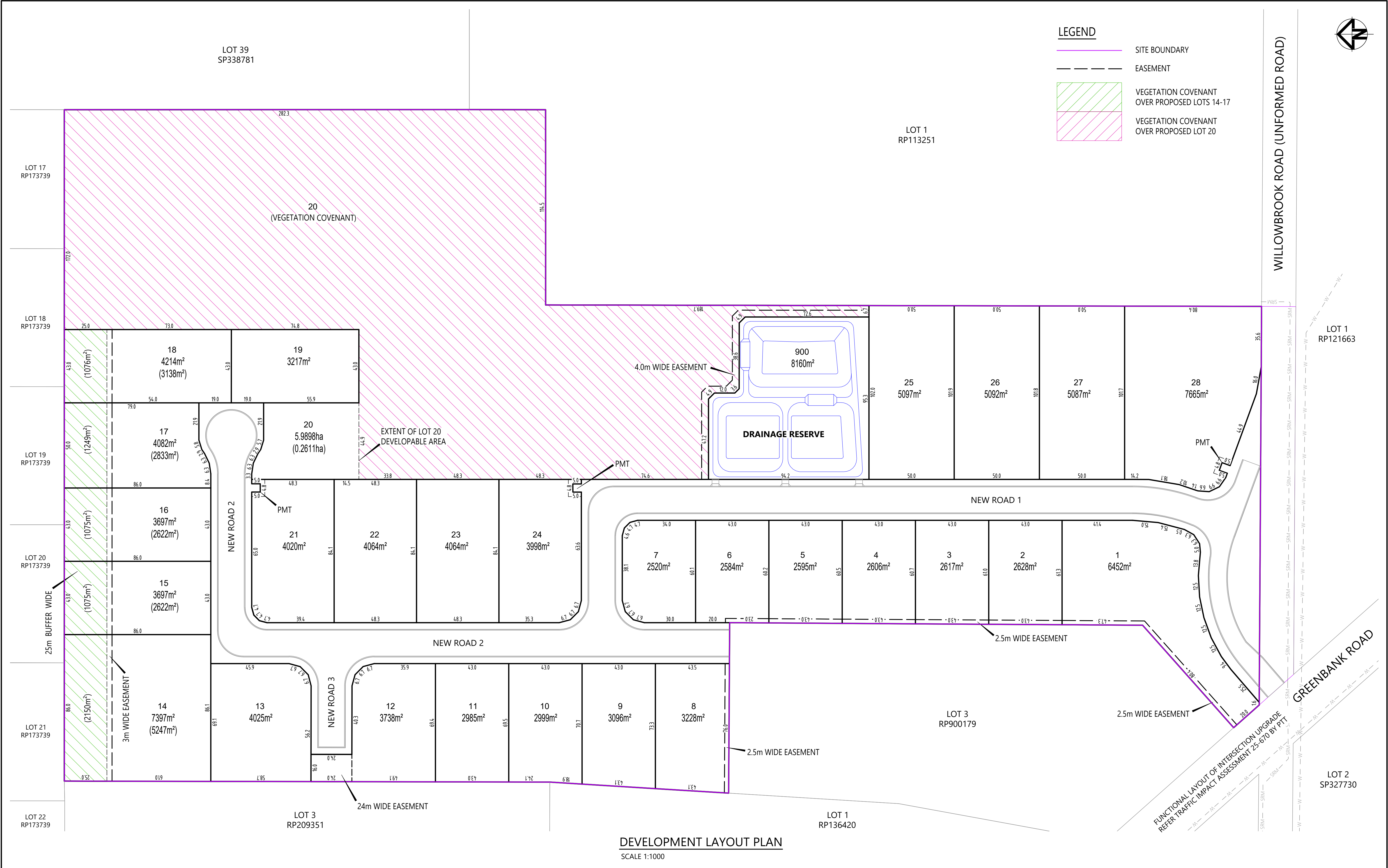
CONCLUSION

Based on the above, it is our view that the revised subdivision layout and internal road network is appropriately designed and aligns with both the endorsed North Maclean Context Plan and the approved road layout for the adjoining industrial subdivision on Lot 3 on RP209351.

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,

Chris Bull
Director (RPEQ 32895)



DEVELOPMENT LAYOUT PLAN
SCALE 1:1000

				STATUS				SURVEYOR				CLIENT				PROJECT TITLE:				NOTES: THESE DRAWINGS REMAIN THE PROPERTY OF MICHAEL BALE & ASSOCIATES PTY LTD. AND MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THESE DRAWINGS HAVE BEEN PREPARED FOR EXCLUSIVE USE BY OUR CLIENT. NO RESPONSIBILITY IS TAKEN FOR ANY THIRD PARTY THAT RELIES UPON OR USES THIS INFORMATION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS NOTED OR INSTRUCTED OTHERWISE BY MICHAEL BALE & ASSOCIATES EXISTING SERVICES ARE SHOWN FOR INFORMATION ONLY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. ALL EXISTING SERVICES IN THE VICINITY OF THE SITE SHALL BE LOCATED BY CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.							
				FOR DA APPROVAL NOT FOR CONSTRUCTION				 JENSEN BOWERS 59 Anderson Street Fortitude Valley QLD 4006 JENSEN BOWERS				 NORHART 24 Cansdale Street Yeronga QLD 4104				FLAGSTONE INDUSTRIAL PARK 820 GREENBANK ROAD NORTH MACLEAN											
				R.P.E.Q No: CERTIFIED												DRAWING TITLE: DEVELOPMENT LAYOUT PLAN											
				HEIGHT DATUM AHD DESIGNER IG																							
02	FOR DA APPROVAL	IG	26.09.25	GRID LOCAL	CHECKER MB	SCALE 1:1000 1000 0 10 20 30 40 50 1:1000 (A1) - 1:2000 (A3)		ARCHITECT		Structural and Civil Engineering Consultancy Level 3, 18 Orchid Avenue, Surfers Paradise PO BOX 1715, Surfers Paradise 4217 Ph: 07 5538 0431 mail@michaelbale.com.au		DRAWING No. PROJECT No. REVISION DA03 - G24079 - 02															
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LEGEND

SITE BOUNDARY

PROPOSED KERB

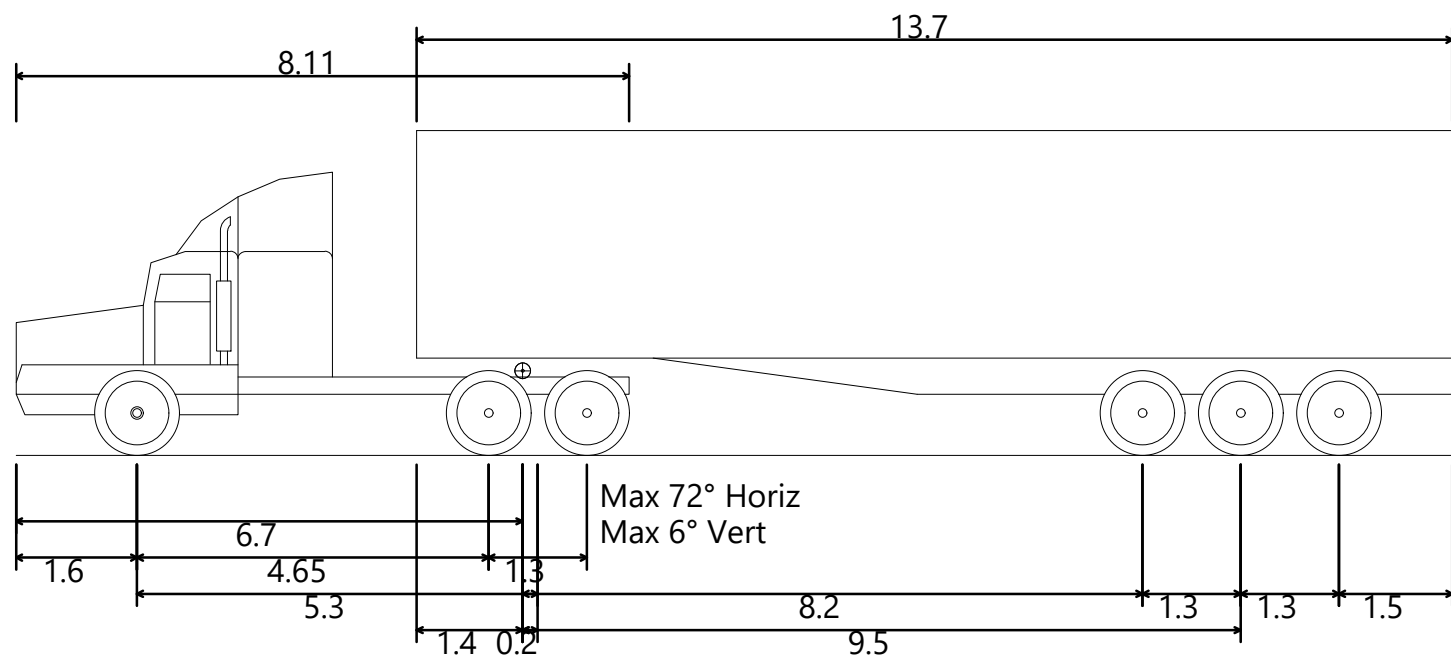
KERB SIDE PARKING PROVISION

B-DOUBLE SWEPT PATH

AV 19.0m SWEPT PATH

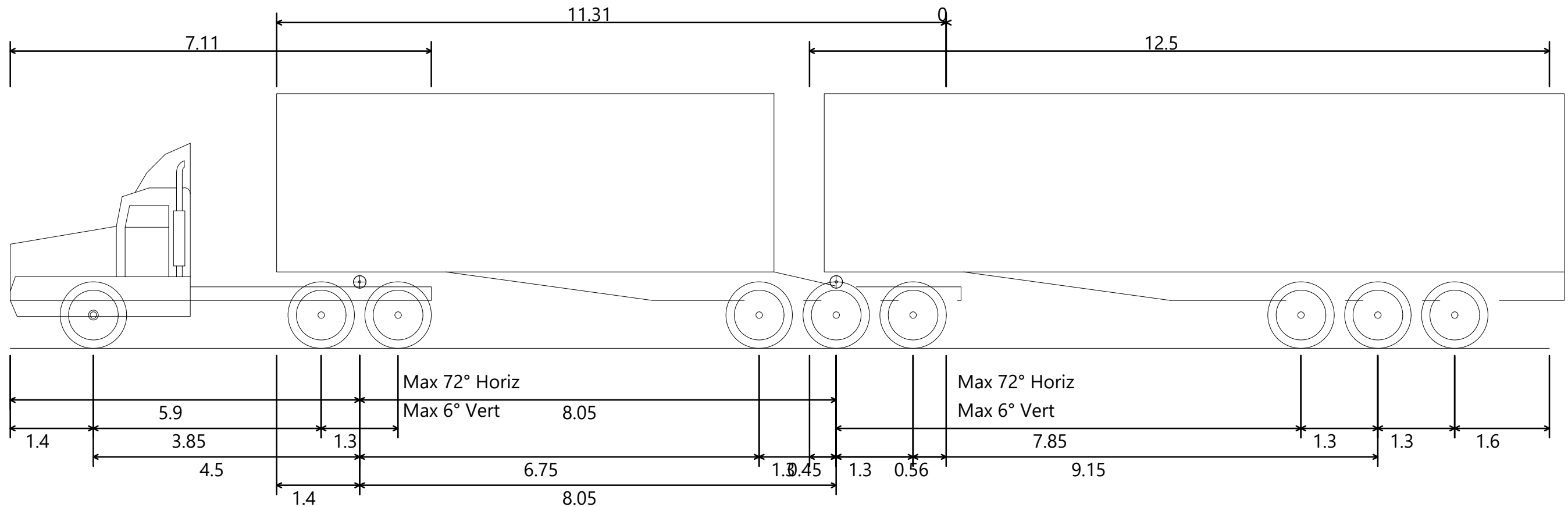
NOTES / WARNINGS

1. THESE DRAWINGS ARE FOR DA PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION



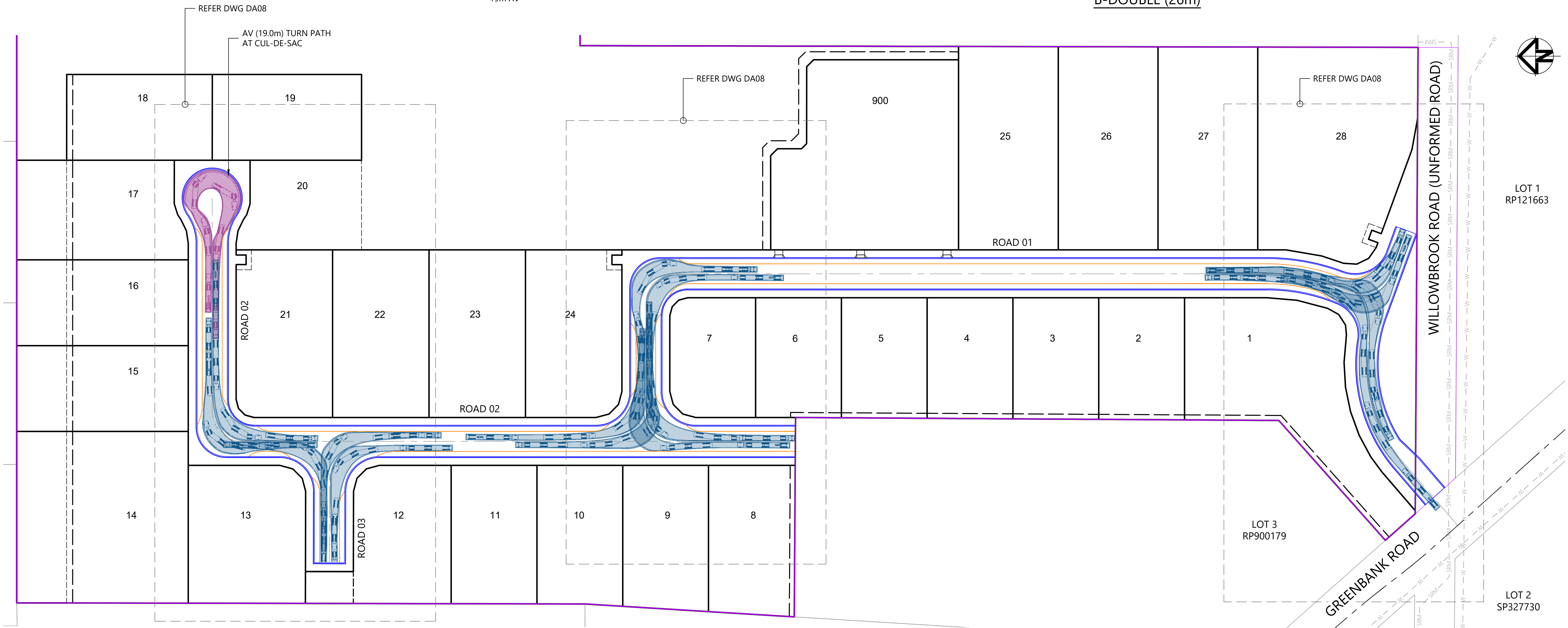
Prime mover and semi-trailer (19 m)
Overall Length 19m
Overall Width 2.5m
Overall Body Height 4.3m
Min Body Ground Clearance 0.540m
Track Width 2.5m
Lock-to-lock time 6.00s
Kerb to Kerb Turning Radius 12.5m

PRIME MOVER AND SEMI-TRAILER
19m AV

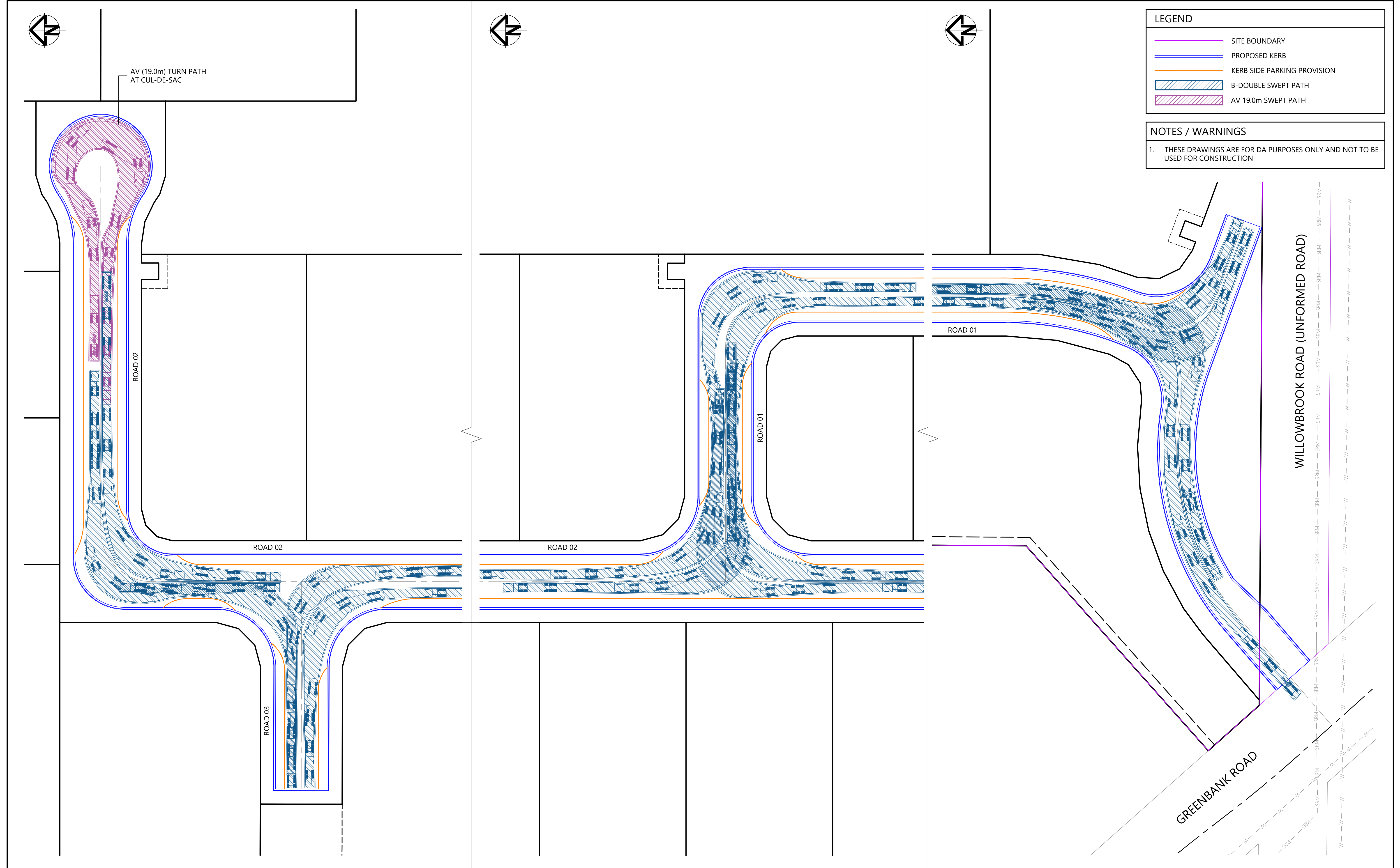


B-Double (26.0m) - Mandatory Stop
Overall Length 26m
Overall Width 2.5m
Overall Body Height 4.3m
Min Body Ground Clearance 0.540m
Track Width 2.5m
Lock-to-lock time 6.00s
Kerb to Kerb Turning Radius 12.5m

B-DOUBLE (26m)



			STATUS				SURVEYOR		CLIENT		PROJECT TITLE:		NOTES: THESE DRAWINGS REMAIN THE PROPERTY OF MICHAEL BALE & ASSOCIATES PTY LTD. AND MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THESE DRAWINGS HAVE BEEN PREPARED FOR EXCLUSIVE USE BY OUR CLIENT. NO RESPONSIBILITY IS TAKEN FOR ANY THIRD PARTY THAT RELIES UPON OR USES THIS INFORMATION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS NOTED OR INSTRUCTED OTHERWISE BY MICHAEL BALE & ASSOCIATES. EXISTING SERVICES ARE SHOWN FOR INFORMATION ONLY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. ALL EXISTING SERVICES IN THE VICINITY OF THE SITE SHALL BE LOCATED BY CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.							
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															DRAWING TITLE:					
															B-DOUBLE SWEPT PATH ANALYSIS SHEET 1 OF 2					
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				R.P.E.Q No :		JENSEN BOWERS		ARCHITECT		DRAWING TITLE:			
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ISSUE		DESCRIPTION		AUTHOR		DATE							

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