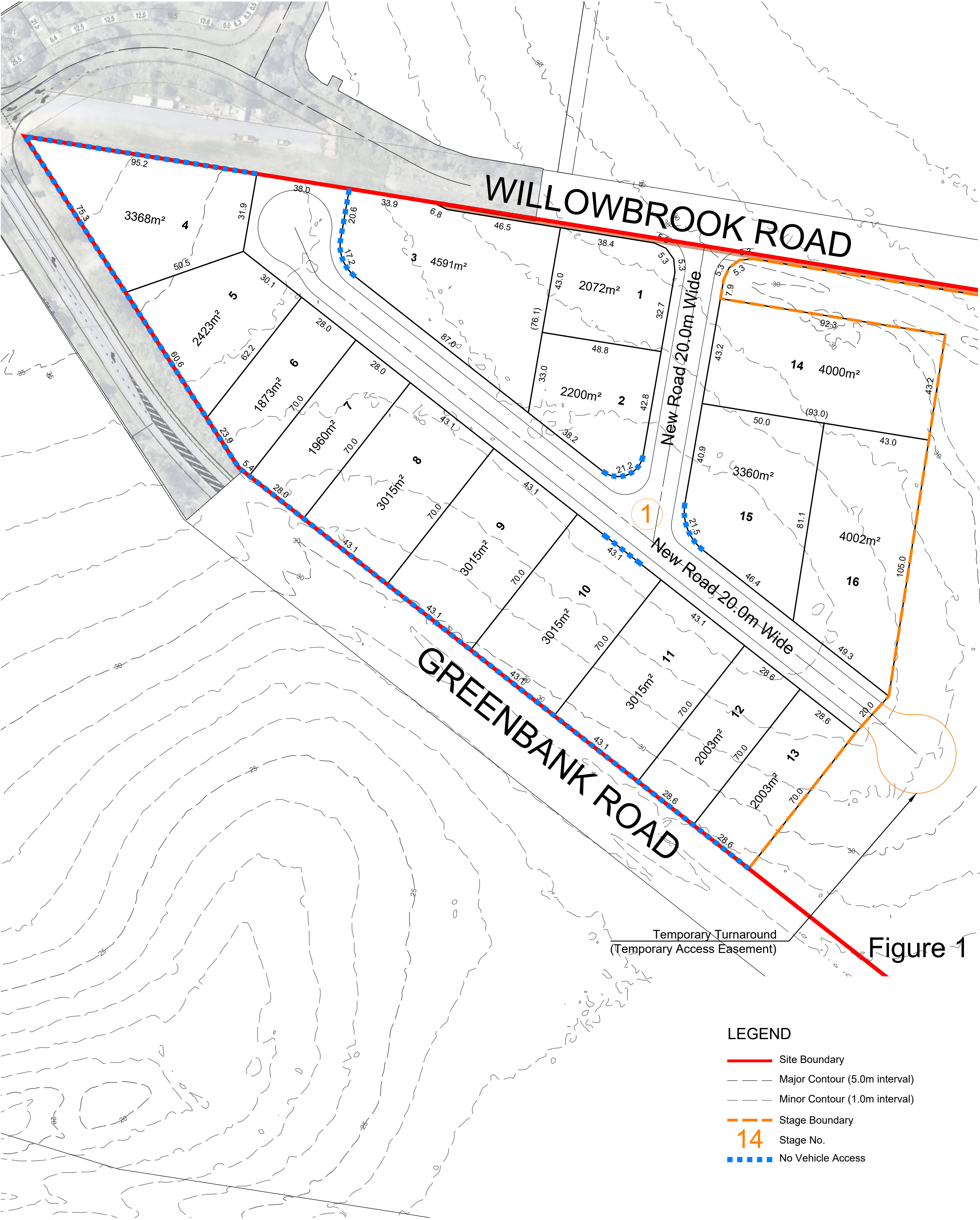


PLAN OF DEVELOPMENT



General Notes:

Accepted Uses

Where within the Development Area as shown in Figure 1, the uses listed below in Table 1 are approved uses and will be subject to Compliance Assessment, where complying with all aspects of this Plan of Development.

Design Criteria

Development is to be in accordance with the provisions of EDQ PDA Guideline 10, except as varied below.

Built Form

- For all development, building height does not exceed:
 - For any lots adjoining Greenbank Road - 9.5m;
 - Otherwise - 4 storeys (15m);
- Site cover does not exceed 75%;
- Minimum setbacks are as follows:
 - Front - 6m;
 - Side - 0m;
 - Rear - 0m, except for lots adjoining Greenbank and Willowbank Road (also refer POD note 10).

Note 1: For Lots 1, 2, 3 and 15, the setback is from the frontage with the driveway access. Where a driveway has access to two roads, the setback from the second frontage is to be a minimum 3m;

Note 2: for Lot 4, a 2m setback to Greenbank Road and Willowbank Road is to be provided for landscaping (refer to POD note 10).

- Buildings are to avoid blank walls and are to include vertical and horizontal variation (such as glass or different finishes) and articulation (openings and recesses) where a wall length exceeds 20m, except where a built to boundary wall, or at the rear of the property boundary, or lots with frontage to Greenbank or Willowbrook Roads.
- Buildings address the street frontage or frontages (except where buildings back onto Greenbank Road or Willowbrook Road) through clear and legible entry points for both pedestrians and vehicles.
- Buildings are to provide opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths.
- All refuse storage areas, materials, plant areas and services are to be suitably screened from all boundaries. Plant areas and air conditioning equipment may be located on the roof with screening.
- For Lot 14, development is to be undertaken in accordance with the recommendations of the approved Bushfire Report.

Landscaping

- A minimum of 5% of the site is landscaped.
- A landscape strip of minimum width of 2m is to be provided to all street frontages, excluding where a driveway is provided.
- Shade trees within the carparking areas are to be planted at a rate of 1 tree per 6 spaces.
- The landscape strip is to consist of low combustibility vegetation.

Car Parking

- Car parking is to be provided in accordance with Table 2.
- Service vehicles must enter and leave in a forward gear.
- Access and circulation must be designed on the largest design vehicle identified in Council's Planning Scheme.
- Driveway crossover is in accordance with Council standards and is not to be located in an area identified as 'No Vehicle Access' on Figure 1.
- Any street tree removed to accommodate a crossover must be replaced with a new street tree outside the lot in accordance Council requirements.
- Bicycle rates are to be provided in accordance with Table 2.
- Bicycle parking and storage are easily accessible.
- End of trip facilities may be provided by the operator.

Engineering

- All engineering works are to comply with EDQ PDA Guideline 13.
- Development is to identify the location of connection to water and sewer.
- Development is to provide appropriately sized onsite stormwater quantity and quality measures (refer approved Stormwater Management Plan).

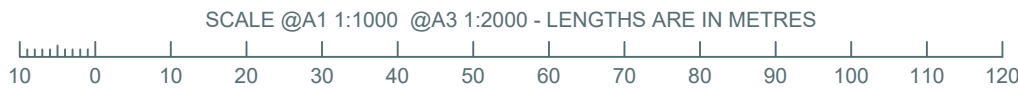
Telecommunications Tower

- Any telecommunications facility must:
 - Note exceed 50m in height.
 - Maintain a finish for the tower and any equipment sheds that reduce glare and reflectivity.
 - Be compliant with the safety standards developers by the Australian Communications and Media Authority.

Advertising Devices

- All advertising devices are to be in accordance with Council's Advertising Devices Code.

Note: where compliance with Council's Advertising Devices Code cannot be achieved, a separate operational works application may be required.



PLAN OF DEVELOPMENT

Table 1 – Approved uses / Uses subject to compliance assessment

Approved Uses	Definitions
Bulk landscape supplies	Means premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.
Emergency services	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.
Funeral parlour	Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.
Garden centre	Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.
Indoor sport and recreation a) Maximum GFA of 2,000m²	Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.
Low impact industry a) Includes ancillary uses directly associated with the low impact industry uses. Ancillary uses are not to exceed 25% of the GFA or 250m² (whichever is the greater).	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
Medium impact industry, where located on Lots 1-3 and 14-16 only. a) Includes ancillary uses directly associated with the medium impact industry uses. Ancillary uses are not to exceed 25% of the GFA or 250m² (whichever is the greater).	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.
Outdoor sales	Means the use of premises for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.
Outdoor sport and recreation	Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building. The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.
Place of assembly	Means the use of premises for worship and activities of a religious organisation, community or association.
Research and technology facility	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.
Service industry a) Includes ancillary uses directly associated with the service industry uses. Ancillary uses are not to exceed 25% of the GFA or 250m² (whichever is the greater).	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.
Showroom	Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires a) A large area for handling, display or storage and b) Direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.
Telecommunications facility	Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled. The term does not include low impact facilities that are exempt from State planning laws under the Telecommunications Act 1994 and specified in the Telecommunications (Low-impact facilities) Determination 1997.
Utility installation	Means the use of premises used to provide the public with the following services: a) Supply of water, hydraulic power, electricity or gas b) Sewerage or drainage services c) Transport services including road rail or water d) Waste management facilities e) Network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.
Veterinary hospital	Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight, or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.
Warehouse	Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

Table 2 - Carparking rates/Bicycle rates

Use	Carparking Rate	Bicycle Rates
Bulk landscape supplies	1 space per 400m² of site area with a minimum of 6 spaces	No minimum
Emergency services	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m² of GFA associated with a chapel	No minimum
Garden centre	1 space per 300m² of display area with a minimum of 6 spaces; plus 1 space per 20m² of indoor retail use area	No minimum
Indoor sport and recreation	1 space per 15m² of GFA	3 spaces; plus 1 space per 50m² GFA for visitors
Low impact industry	1 space per 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	1 space per 800m² GFA for employees
Medium impact industry	1 space per 80m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	1 space per 800m² GFA for employees
Outdoor sales	1 space per 300m² of display area; plus 1 space per 1.5 employees	No minimum
Outdoor sport and recreation	As per Council’s requirements	No minimum
Place of Assembly	1 space per 10m² of GFA	No minimum
Research and technology facility	1 space per 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	1 space per 800m² GFA for employees
Service industry (General)	1 space per 25m² of GFA	1 space per 200m² GFA for employees
Service industry (Transport depot)	1 car space for every truck space; plus 1 space per 2 non-driver employees	No minimum
Showroom	1 space per 35m² of GFA	1 space per 750m² GFA for employees; plus 1 visitor space per 1,000m² GFA
Telecommunications facility	1 space per employee with a minimum of 2 spaces	No minimum
Utility installation	1 space per employee with a minimum of 2 spaces	No minimum
Veterinary hospital	1 space per 30m² of GFA	No minimum
Warehouse (where not self-storage)	1 space per 100m² of GFA	No minimum
Warehouse (where self-storage)	1 space per 100 storage units; plus 1 space per employee	No minimum