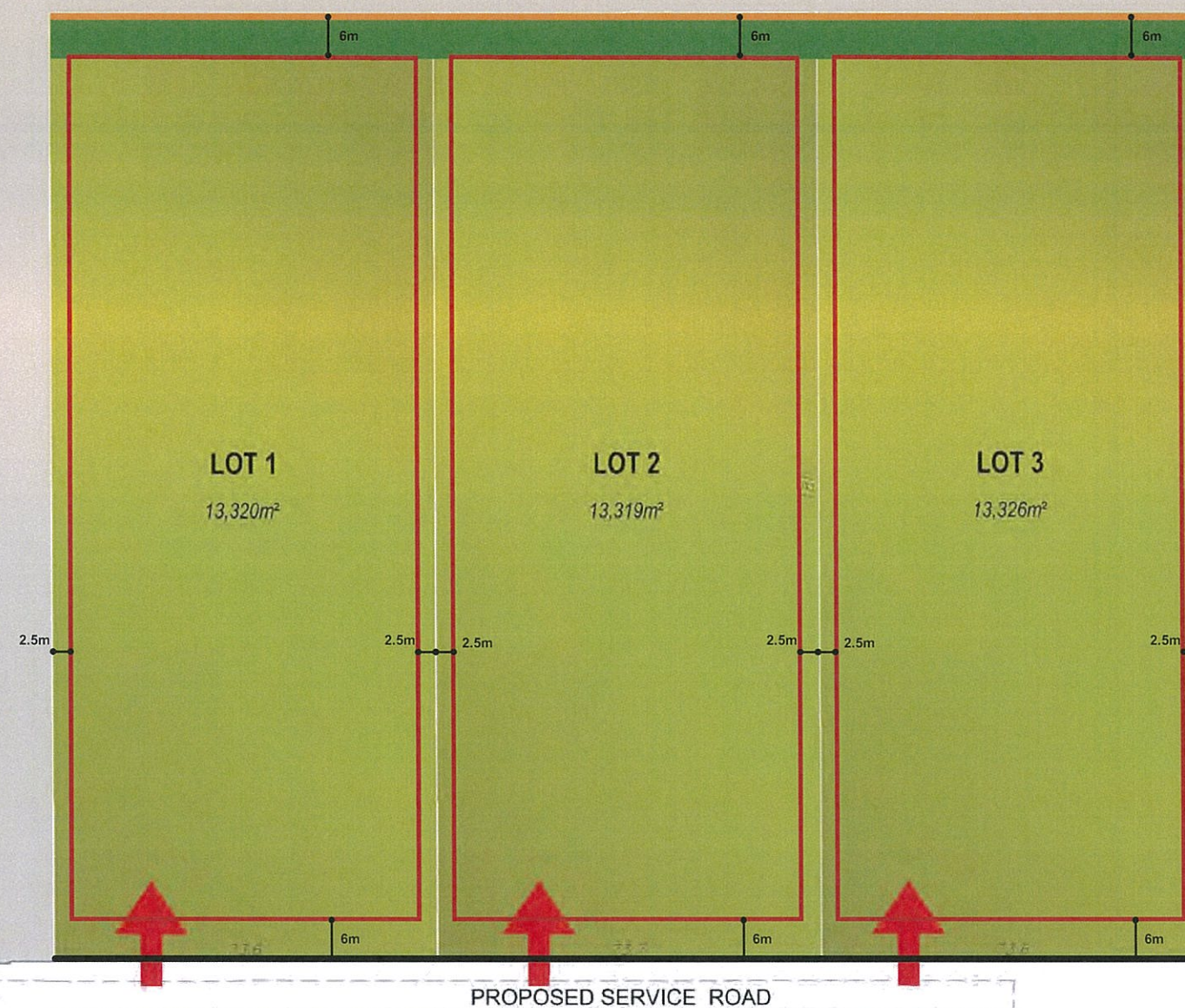


PLAN KEY

- Industrial Lots
- Existing Kerb Line
- Proposed Kerb Line
- Lot Access



EXISTING SERVICE ROAD

PROPOSED SERVICE ROAD

GOONYELLA ROAD

Plan of Development Provisions Densely planted

1.1 Land Use

- Development must involve only the following uses:
 - Low impact industry - Means the use of premises for industrial activities which have minimal impacts on non-industrial uses and where impacts such as noise and air emissions are able to be readily mitigated. Examples include small engine repair workshop and vehicle workshop.
 - Service industry - Means the use of premises for industrial activities where manufactured goods are sold or repaired or commercial services are provided.
 - Warehouse - Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.
 - Caretakers accommodation - Means the residential use of part of a premises where in connection with a non residential use on the same premises.
 - Business - where involving only a garden centre, hardware and trade supplies, outdoor sales and hire yard or produce store.

2.1 Caretakers accommodation

- No more than one caretakers residence may be located on a lot.
- Caretakers accommodation must:
 - not have more than 3 bedrooms or a gross floor area of 180m², whichever is the lesser; and
 - be located above floor area used for an industrial use (this may be in the upper floor of an industrial building).

6.1 Hours of Operation

- Uses (other than caretaker accommodation) must only be operated between the hours of 5:00am and 7:00pm.

4.1 Setbacks

- Buildings must be located within the identified building setback line for each lot.

5.1 Site Cover

- Site cover must not exceed 70% of the site area.

6.1 Building Height

- Building height must not exceed 12 metres above natural ground level.

7.1 Development interface

- A minimum of 5% of the site must be landscaped.
- Fencing forward of the front building setback must have a transparency of 50% or greater.

7.2 Development interface

- Densely planted landscaping with a width of 6 metres must be maintained along the north eastern boundary of the lots.

8.1 Parking

- Development must provide on site parking at a rate of:
 - 1 space per 100m² of total use area for industrial uses;
 - 1 space per 30m² of total use area for business uses; and
 - 1 space per bedroom for any caretakers residence.

9.1 Vehicular access

- Vehicular access to each allotment must only be obtained via the primary road frontage.
- All driveways must be provided in accordance with Institute of Public Works Engineering Australia (IPWEA) Road/Street Standard Drawing number R-0051 or R-0052.

10.1 Building Orientation

- The main entry points of buildings must be oriented towards the primary road frontage.

11.1 Signage

- No more than one freestanding sign is erected on each allotment.
- No part of the sign exceeds 6m above ground level.
- All signage must be erected in accordance with Isaac Regional Council Subordinate Local Law 1.4 (Installation of Advertising Devices) 2011.

12.1 Staff recreation space

- All development must provide an on-site eating and recreation area for employees.
- This on-site eating and recreation area must be covered and must have a minimum area of 5m² with a minimum dimension of 2 metres.

13.1 Lighting

- Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.

LEGEND

- Densely planted landscaping
- Primary road frontage
- Building setback line
- 1.8m high solid screen fence

AMENDED IN RED

02 SEP 2014

By: GERARD M'CAFFERTY (name)
MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

03 SEP 2014

MEDQ

Drawn	SN
Approved	JMN
Date	10/05/2013
Scale	1:1,250
Sheet	A3
Project	1124-8

CLIENT:

ISAAC REGIONAL COUNCIL

PROJECT:

STRATEGIC LAND MANAGEMENT

MORANBAH INDUSTRIAL ESTATE - OPTION B

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DRAWING NUMBER:

1124-8-002

REVISION:

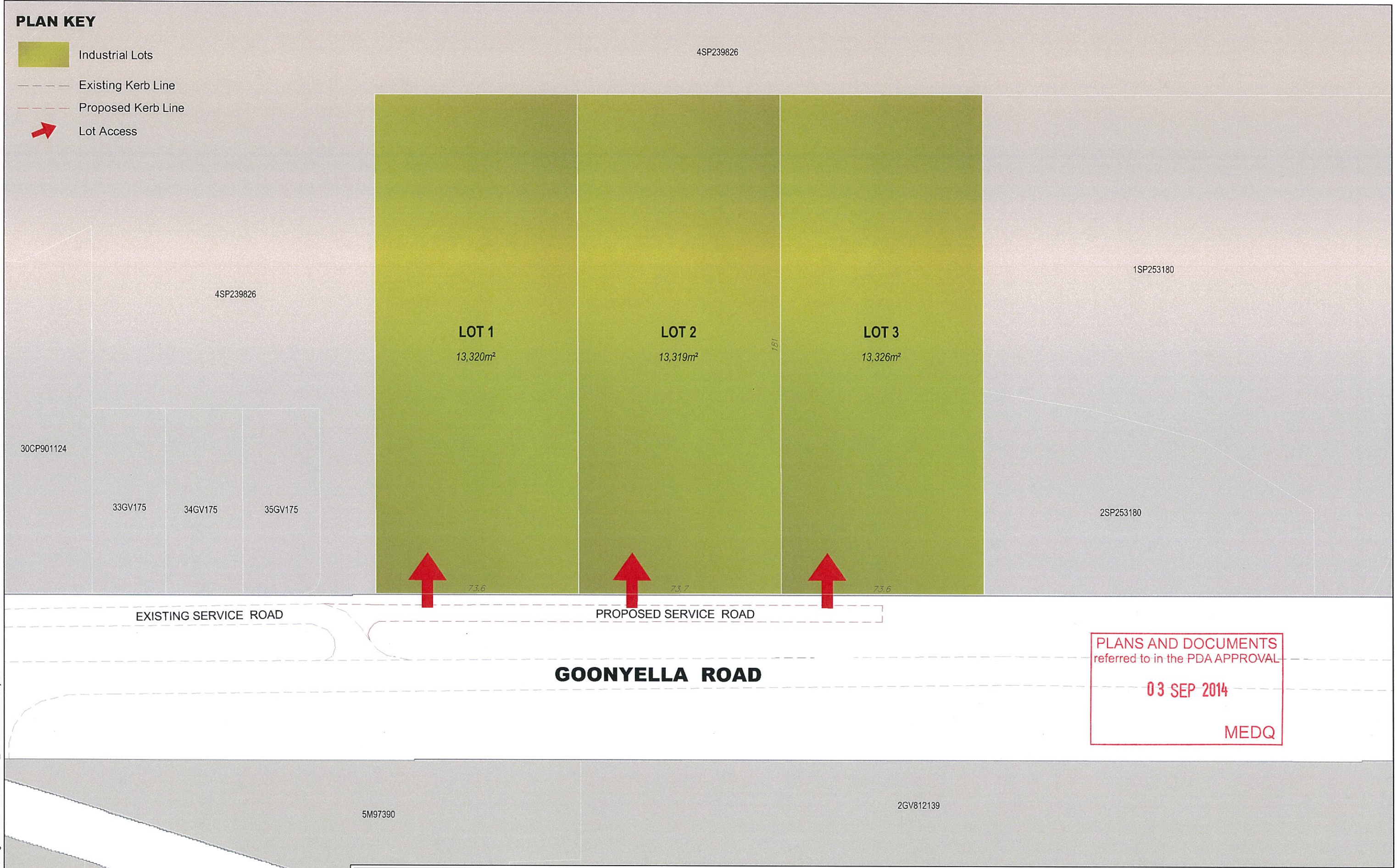
B

DRAWING:
130510_LotLayout

SCALE:
1:1,250

PLAN KEY

- Industrial Lots
- Existing Kerb Line
- Proposed Kerb Line
- Lot Access



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

03 SEP 2014

MEDQ

C	Add RPD to existing lots	19/12/13	SN	SD	Drawn	SN
					Approved	JMN
					Date	10/05/2013
					Scale	1:1,250
					Sheet	A3
					Project	1124-8
Rev.	Description	Date	By	Chk		
A	Initial drawing	10/05/13	SN	SD		
B	Show updated Kerb Lines & Proposed	26/11/13	SN	SD		
C	Add RPD to existing lots	19/12/13	SN	SD		

CLIENT:	ISAAC REGIONAL COUNCIL
	MORANBAH INDUSTRIAL ESTATE SUBDIVISION OF LOT 2 ON M97361

PROJECT:	STRATEGIC LAND MANAGEMENT
INDUSTRIAL ESTATE LOT 2 ON M97361	

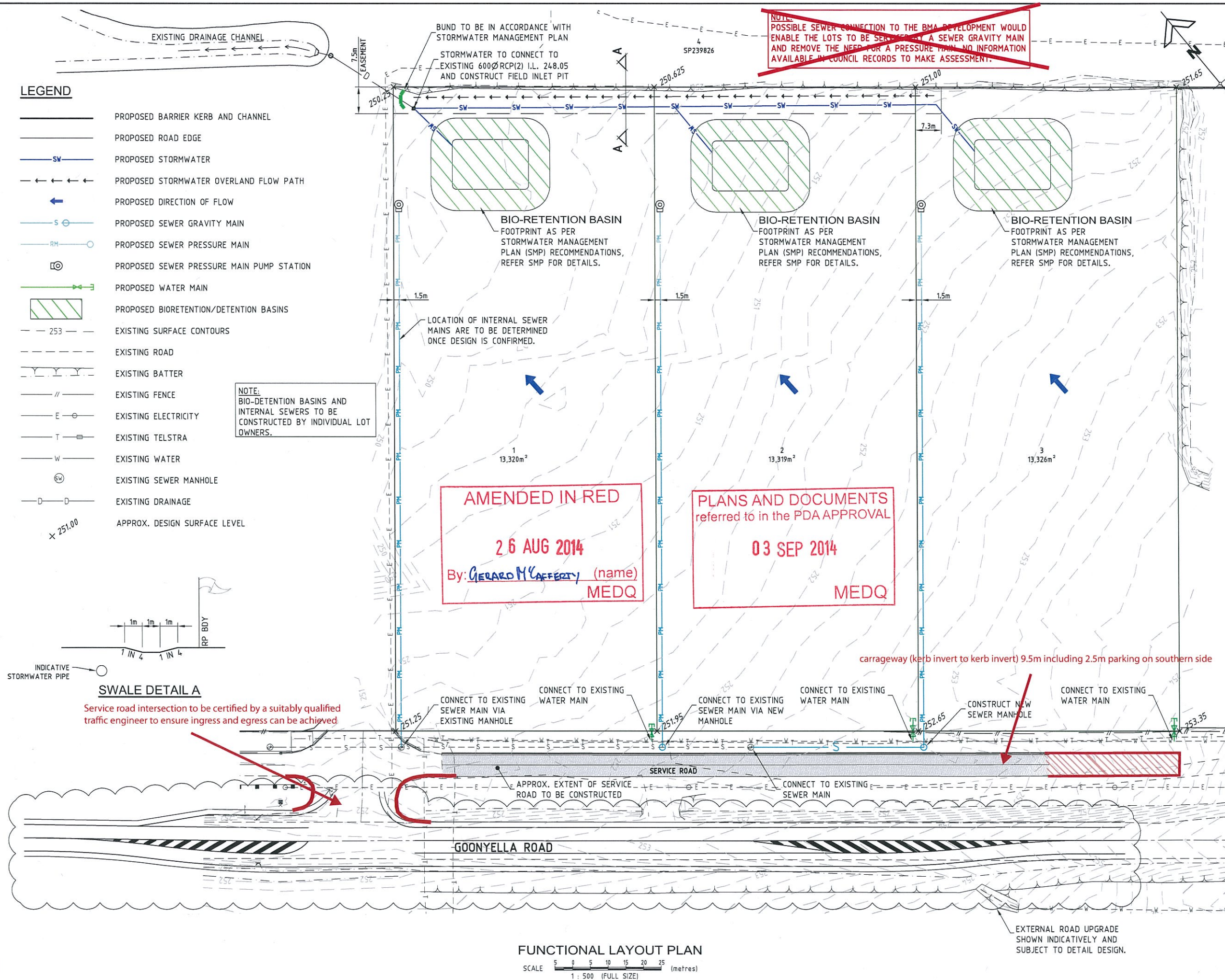
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DRAWING NUMBER:	1124-8-002
REVISION:	C
DRAWING:	130510_LotLayout
SCALE:	1:1,250

FILENAME: I:\Projects\2015\GC130256 - Heavy Industrial Estate Moranbah - Burchills\GC130256 - C001.dwg
PLOTTER: 19.05.2016 at 09:38



INDUSTRIAL
ESTATE

GOONYELLA
ROAD

FOR

ISAAC
REGIONAL
COUNCIL

A1 ORIGINAL SIZE BEFORE REDUCTION

B	UPDATE AS PER CLIENT COMMENTS	16-05-14	
A	ORIGINAL ISSUE	13-05-14	
VER.	DESCRIPTION	APPR.	DATE

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Coote Burchills Engineering Pty Ltd
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PROJECT:

INDUSTRIAL ESTATE
MORANBAH

DRAWING TITLE:

FUNCTIONAL LAYOUT PLAN

DEVEL. APPLIC. No.:	DATE: 16-05-14
PROJECT LEADER: TRAVIS CALLAGHAN	
DESIGNER: MARK MORRIS	
DRAFTSPERSON: YVONNE BLOOMFIELD	
CHECKED:	
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365	
RPEQ No.:	
SCALE: (AS SHOWN)	DATUM: AHD FULL SIZE: A1
PROJECT No.: GC130256	DRAWING No.: C001
	VERSION: B