

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 018-1000**

**for**

**Town Centre Frame “B” Sector One  
Town Common**

**Town Centre Frame “B” Precinct**

**North Lakes Development**

**20 September 2004**

(Approved by Council on 20 September 2004)

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### APPENDICES:

- A.1** Final Specification of Land Use for the Sector (Lot 10 – Town Common)
- A.2** Final Specification of Land Use for the Sector (Lot 11 – Central Access Road)
- B.** Plant List
- C.** Town Centre Signage Guidelines
- D.1** Proposed Metes and Bounds Description (Lot 11 – Central Access Road)
- D.2** Proposed Metes and Bounds Description (Lot 10 – Town Common)

## 1.0 Introduction and Statutory Context

- 1.1** The Mango Hill Infrastructure Development Control Plan (DCP) provides for the creation of a Sector within a Precinct and the preparation by the Principal Developer of a Sector Plan in accordance with the relevant provisions of the DCP.
- 1.2** This document constitutes the Sector Plan for the **Town Centre Frame “B” Sector One – Town Common** (Sector Plan).
- 1.3** The location of the Sector within the DCP area is shown on *Figure 1 – Planning Context*. As illustrated on *Figure 2 – Cadastral Boundaries*, the Sector is bounded by:
- (i) North Lakes Drive to the south;
  - (ii) Endeavour Boulevard to the north;
  - (iii) Proposed Lot 12 to the east (for commercial and mixed-use development); and
  - (iv) Town Centre Frame “A” – Major Community Facilities (Precinct 008) to the west.
- 1.5** The location of the Sector within the Precinct Plan area is shown on *Figure 3 – Precinct Plan Map*.
- 1.4** This Sector Plan is the code of development for the land in the Sector. In the event that this Sector Plan does not provide development requirements, then the Planning Scheme provisions relevant to the particular form of development apply.

## 2.0 Land Use Rights

The final specification of land use rights for land in this Sector is contained in *Appendix A – Final Specification of Land Use for the Sector*.

## **3.0 Development Requirements & Guidelines**

### **3.1 INTRODUCTION**

Clause 2.4.2 of the DCP states that a Sector Plan must specify the requirements for development and car parking and the guidelines for design and siting, landscaping and signage for land in the Sector.

### **3.2 DEVELOPMENT CONCEPT**

The concept for this Sector is for the development of civic and community recreation uses which compliment the community facilities proposed in the adjacent Precinct to the west (Town Centre Frame "A" Precinct – Precinct Plan 008) and provide access to the future commercial and mixed uses on the adjoining allotment to the east (part of the Town Centre Frame "B" Precinct – Precinct Plan 018). This access arrangement will be included with easement documentation.

The Sector comprises open space (Town Common) and a Central Access Road which is to be transferred into the ownership of Pine Rivers Shire Council to supplement the Council owned land to the west (Precinct Plan 008). The open space will be dedicated as park.

There will be no built form within the Sector other than structures ancillary to park, which may develop in the event of community demand or need, but are to be of low density and light form.

The Central Access Road is to consist of a single aisle for vehicular movement, with provision for access to adjoining areas.

Development in the Sector should:

- (i) form a seam between the proposed community facilities development to the west (Town Centre Frame "A" Precinct – Precinct Plan 008) and possible commercial development to the east (Town Centre Frame "B" Precinct – Precinct Plan 018);
- (ii) provide connectivity within the Sector and adjoining sites and between North Lakes Drive and the Westfield Shopping Centre to Endeavour Boulevard;
- (iii) relieve the traffic volumes upon North Lakes Drive, Memorial Drive, Endeavour Boulevard and The Corso by providing a primary vehicular access function by means of a Central Access Road to compliment these main thoroughfares;
- (iv) provide a green open space core (Town Common) as a focus or centrepiece for surrounding development and built form;
- (v) integrate with high density building mass and landmark features associated with surrounding areas such as North Lakes Drive, Memorial Drive, Endeavour Boulevard and The Corso;

- (vi) provide appropriate levels of community facilities, services and recreational opportunities;
- (vii) limit built form except where required for community and recreational needs;
- (viii) maintain vehicular and pedestrian safety through appropriate sightlines from access points to North Lakes Drive and Endeavour Boulevard; and
- (ix) continue surrounding landscaping themes along the Central Access Road to maintain a vista to the Town Common from North Lakes Drive.

*Figure 4 – Sector Plan Map* is one illustration of how these requirements may be satisfied.

### **3.3 DEVELOPMENT REQUIREMENTS**

**3.3.1** In respect of every development in this Sector the person who undertakes that development or uses the site must, unless already provided:

- (i) construct a full width pedestrian pavement to Council's specification for the full length of those road frontages required by Council to the development site;
- (ii) construct concrete kerb and channeling to the Council's specification for the full length of each road frontage to the development site;
- (iii) construct reinforced concrete industrial crossings to the Council's specification from the kerb and channeling to the property alignment of the development site at approved locations where vehicular access to the development site is required;
- (iv) provide drainage work specified by the Council as necessary in connection with the works set out above including debris traps where drainage discharges directly or indirectly to the lake and/or waterway system;
- (v) provide reticulated sewerage and water supply adequate for the purpose of the development by connection to the Council's services in accordance with the requirements of the Council; and
- (vi) bear the cost of any alteration necessary to public utility mains, services or installations involved in the construction of the works referred to in this clause.

**3.3.2** In respect of every development in this Sector the person who undertakes that development or uses the site must:

- (i) have all landscaping designed by a qualified landscape architect;
- (ii) not impose a load on any public utility including the disposal of wastes, greater than that which is contemplated by the provisions of this Sector Plan;
- (iii) not cause interference with the amenity of the area by the operation of machinery or electrical equipment, or from light, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise; and

- (iv) prevent continuous or frequently occurring noise levels which when measured and assessed in accordance with the Environmental Protection Act 1994, at a boundary of the allotment:
  - (a) exceed those prescribed by the Environmental Protection Act 1994; or
  - (b) cause a nuisance.

### **3.3.3 Requirements for Staging of Development**

The development of this Sector is intended to occur in entirety due to the small area and simple function of the Sector.

## **3.4 DESIGN & SITING MEASURES**

### **3.4.1 Setback Distances**

As indicated on *Figure 4 - Sector Plan Map*, buildings and structures are not anticipated except where performing a park function within Lot 10.

If buildings/structures are proposed within the Sector, they must be located where best appropriate to serve the community or civic purposes for which they are proposed. Setback distances have therefore not been provided for the Sector.

### **3.4.2 Site Coverage**

Development in the Sector must be low intensity in recognition of the primary open space and access function of the Sector.

### **3.4.3 Building/Structure Design**

Should any buildings/structures be proposed within the Sector, the design must:

- (i) address any perceived impact of building/structure design and form on the pedestrian environment and Town Common;
- (ii) present an attractive and functional facade to the streetscape and the Town Common;
- (iii) establish an open, framed and lightweight appearance which contributes to the desired open space theme and atmosphere of the Sector; and
- (iv) contribute to a desirable pedestrian environment and streetscape character in order to create safe, comfortable and pleasant public areas.



### 3.4.4 Safety and Crime Prevention

The design and siting of any proposed buildings/structures, landscaping and public spaces must:

- (i) avoid obscured corners and narrow or dead-end alleys;
- (ii) maximise the opportunity for casual surveillance of public spaces and car parking areas from surrounding buildings, roads and pedestrian areas; and
- (iii) include lighting of public places.

### 3.4.5 Lighting & Glare Requirements

Lighting and Glare Management within the Sector must:

- (i) ensure lighting systems are designed to prevent direct and/or reflect glare to surrounding areas. This applies particularly to disabling and uncomfortable glare to pedestrian and vehicular movement or at entrances, steps, stairs and pedestrian paths;
- (ii) where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth, and conversely, not become obscured as the landscape matures;
- (iii) include safety lighting in open space and car parking areas which are to be used at night-time;
- (iv) ensure that permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted in locations within the Sector where they are likely to cause a nuisance;
- (v) have regard to the efficiency of energy consumption in the design of lighting systems; and
- (vi) comply with the requirements of *AS4282 – Control of Obtrusive Effects of Outdoor Lighting*.

### 3.4.6 Plant & Equipment Requirements

No plant machinery or associated equipment is anticipated within the Sector, due to the primary open space and access function of the Sector.

Environmental Management Structures and/or control devices such as gross pollutant traps, waste disposal bins, flues and similar are to:

- (i) be designed so as not to detract from the overall visual character of the Town Centre, the Town Common or the immediate locality;
- (ii) contain design elements and buffer treatments to control any obtrusive effects where it is likely to adversely affect residential amenity, visual aesthetics, public safety and traffic safety;
- (iii) If necessary, adopt effective air pollution mitigation measures to comply with the *Environmental Protection Act, Environmental Protection Policy (Air)* and other relevant legislation in relation to dust, smoke, fumes and gases, where necessary; and

- (iv) If necessary, adopt effective noise pollution mitigation measures to comply with the *Environmental Protection Act, Environmental Protection Policy (Noise)* and other relevant legislation, where necessary.

### **3.4.7 Telecommunications Equipment**

No telecommunications equipment is anticipated within the Sector, due to the primary open space and access function of the Sector.

### **3.4.8 Regrading**

The earthworks approach for the Sector must:

- (i) ensure that changes of level at the site boundary allow non-discriminatory access from the road frontages to the Town Common and adjoining allotments;
- (ii) take into account the efficient management of earthworks;
- (iii) consider the visual impact of batters and/or retaining walls along surrounding road alignments;
- (iv) be generally in accordance with surrounding approved Sector Plans; and
- (v) achieve a high level of functional and visual integration between the Town Centre Core and the Town Centre Frame.

## **3.5 LANDSCAPING**

### **3.5.1 Landscape Concept**

The landscape framework for the Sector is represented by the design principles shown indicatively on *Figure 5 – Sector Landscape Plan*.

### **3.5.2 Landscape Character**

The landscape character for the Sector is to be established by integrating plantings with the street lighting, furnishings, paving treatments, built form, materials and colours of development in the Sector and in surrounding areas.

In order to connect the Town Common with adjoining development and emphasise the community purpose of the Sector, the landscaping of the Central Access Road should have a close relationship to the 'green gateway' environment of North Lakes Drive. However, the secondary nature of the Central Access Road is to be clearly illustrated through the location, types and spacing of plantings. Additionally, needs associated with the adjoining Council-owned Town Centre Frame "A" Precinct (Precinct Plan 008) are to be met and may include use of the Sector for possible activities such as markets, ceremonies and other public gatherings.

Planting layout and planting density must ensure that opportunities are maintained for casual surveillance of vehicle drop-off areas, arrival areas, service areas and car parking areas in adjoining Sectors.

### 3.5.3 Landscape Character of Adjoining Development

The landscape character is to also be established through the treatments of the interface between the Sector and adjoining Sectors, which may include built form and/or carparking along the shared boundary. Treatment to this interface may include shade trees, selective use of screening shrubs, street furnishing and lighting, and should allow for safety sightlines and casual surveillance of adjoining car-parking areas.

### 3.5.4 Landscaping Requirements

Landscaping in the Sector should:

- (i) correspond with the design principles illustrated on *Figure 5 – Landscape Concept Plan*;
- (ii) generally achieve the landscape character described above and the landscape concept described in section 4.2 of the Precinct Plan;
- (iii) incorporate quality surface treatment of the road surfaces at the intersection of the Central Access Road with North Lakes Drive and Endeavour Boulevard in order to emphasise the continuity of the pedestrian environment between the Town Centre Core and the Town Centre Frame;
- (iv) consist of paving, lighting, landscaping and street furniture within the verges on North Lakes Drive, Endeavour Boulevard and the Central Access Road;
- (v) provide a minimum landscape buffer of 3.0 metres along the North Lakes Drive and Endeavour Boulevard verges;
- (vi) where retaining walls or batters are required, provide a landscape buffer located clear of these works to reduce the impact of the wall if visible from a street;
- (vii) be designed to compliment and integrate with the landscaping and design character of adjoining Sectors and Precincts;
- (viii) include canopy trees, planted by the Principal Developer, generally with a minimum clear trunk of 1.8 metres planted at informal intervals within the road reserves of North Lakes Drive, Endeavour Boulevard and the Central Access Road. Street trees should provide visual continuity to the street, reduce the road scale and provide shade to on-street car parking and adjacent pedestrian areas;
- (ix) reduce the appearance of an expanse of carparking areas by providing shade trees at the rate of not less than one (1) tree per six (6) parking spaces;
- (x) provide adequate landscaped areas so as to create a landscape setting and passive and active recreation spaces within the Town Common;
- (xi) frame the entry areas of allotments that obtain access from the Central Access Road in adjoining Sectors;
- (xii) not compromise the safety of vehicles accessing the Sector or in surrounding development;
- (xiii) be capable of efficient and effective maintenance;

- (xiv) screen services such as electricity substations and transformers in a way that does not affect the streetscape; and
- (xv) be employed to reduce reflected glare from building facades in surrounding allotments.

### 3.5.5 Fencing

Fencing of the road frontages within the Sector is to be limited due to the primary open space and access function of the Sector.

### 3.5.6 Plant Species Guidelines

Planting within the Sector is encouraged to incorporate:

- (i) plant species themes that are consistent and complimentary to surrounding development. The species of trees, shrubs, and groundcovers used within the Sector should be selected from the Plant List included in *Appendix B - Plant List*. Plants of similar characteristics may be substituted for a species in the Plant List, if approved by Council. The selection of landscape material is to be cognisant of safety considerations by excluding thorny or poisonous plants that may be hazardous; and
- (ii) the use of native species as the predominant plantings to visually reflect the original natural setting of the DCP area, as well as offer benefits of reduced maintenance and water requirements. Exotic and flowering species may be used occasionally as feature planting, to announce entries to the Sector, to provide shade trees in public outdoor spaces, or as accents of colour and texture within the framework of native plant material.

## 3.6 CARPARKING

### 3.6.1 Car Parking

Car parking in the Sector should:

- (i) be in accordance with the Planning Scheme, the DCP and the Council's Design Manual;
- (ii) include surface car parking spaces within the Central Access Road reserve at a rate that is appropriate and adequate for uses within the Sector, primarily to service the Town Common and nearby community facilities. A traffic engineer in accordance with section 13.3(e) of the DCP should assess the number of car parking spaces required to accommodate the amount of vehicular traffic likely.
- (iii) as part of the total carparking requirements, provide not less than one (1) carpark per fifty (50) spaces (or part thereof) for people with disabilities;
- (iv) be controlled to minimise its impact on the surrounding road network, any internal circulation and other development adjacent to the Sector;
- (v) provide opportunities for shared use of car parking between the Sector and adjoining Sector developments;

### 3.6.2 Access

The requirements for access are set out below:

- (i) indicative vehicular ingress and egress points from major roads within and adjoining the Sector are limited to the number of access points shown on *Figure 4 – Sector Plan Map*;
- (ii) The Central Access Road is to be a maximum width of ten (10) metres and include at least one (1) footpath of minimum two (2) metres width;
- (iii) vehicular access points and the design and functioning of the Central Access Road, should ensure no queuing occurs across pedestrian areas or causes interruption to traffic on the surrounding roads;
- (iv) adequate measures to achieve a high level of public safety on the Central Access Road should be provided and may include:
  - (a) opened corners for extended sight lines, particularly for access to North Lakes Drive and Endeavour Boulevard;
  - (b) good visibility at all pedestrian crossings and establishing pedestrian priority where appropriate;
  - (c) pavement treatments which achieve a very low traffic speed, while permitting easy and even-surfaces for desirable walking conditions for pedestrians;
  - (d) finishes that are in keeping with existing finishes within the road or the road reserve;
  - (e) illumination within car park areas, pedestrian areas and along pedestrian paths, including adequate lighting for night usage; and
  - (f) suitable barrier treatments at the entrance points from North Lakes Drive, Endeavour Boulevard, and internal pedestrian routes between the North Lakes Town Centre Core and development within adjoining Sectors.
- (v) consideration must be given to the design and location of access points adjoining the Sector so as to minimise potential conflicts with the car parking areas, pedestrian areas, paths and service areas within the Sector;
- (vi) ensure that no reversing of vehicles, particularly service vehicles, shall occur in areas of high pedestrian activity;
- (vii) restrict vehicles to low speeds in the vicinity of pedestrian activity through the use of appropriate road geometry and/or physical devices designed to limit speed;
- (viii) the intersection of the Central Access Road with North Lakes Drive is to be developed as a pedestrian-friendly environment, with convenient pedestrian access and interaction, particularly to the Town Centre Core (Westfield Shopping Centre). This is to be achieved by priority crossings for pedestrians and the inclusion of temporary kerb build outs and pedestrian refuges where appropriate;
- (ix) the intersection of the Central Access Road and Endeavour Boulevard is to be developed as a vehicular traffic priority street but with 'threshold treatment' in the entrance to the Central Access Road to identify the change in the traffic environment and character of the street;
- (x) access for all people including people with a disability is to be achieved by ensuring that development complies with Council provisions relating to access for people with disabilities; and

- (xi) convenient and safe pedestrian cyclist access within or to development adjacent to the Sector and to public transport facilities, where such access is integrated with the path and street system of the Central Access Road.

### 3.6.3 Servicing

Development within the Sector must provide:

- (i) storage for refuse and recyclable materials which are suitably screened from circulation areas;
- (ii) service connection points incorporated into hard and soft landscaping areas;
- (iii) service connections that do not protrude from paving or driveways or cause any hazard for pedestrians or vehicles;
- (iv) where appropriate, provide landscaping and other screening devices to undesirable views of service areas, loading bays, refuse areas and plant and machinery, within the Sector and in adjacent Sectors; and
- (v) sharing of service areas, where possible.

### 3.7 SIGNAGE

Signage in the Sector must:

- (i) with respect to signage that identifies the Sector, the Town Common and associated development, be generally integrated with any frontage walls, entry statements or entry structures, if provided. This signage may be located along the frontage of North Lakes Drive, the Central Access Road and Endeavour Boulevard;
- (ii) ensure that lighting of any signage will not cause a nuisance to drivers or pedestrians;
- (iii) be restricted to a minimum clearance of 2.4 metres to the pavement if located above pedestrian areas;
- (iv) be visible, legible and not result in a cluttered or discordant streetscape;
- (v) provide limited use of highly reflective finishes;
- (vi) incorporate professional and coordinated graphics;
- (vii) not permit bunting, streamers, sandwich boards and other low-quality, temporary, or opportunistic signs;
- (viii) ensure that any support structure or cabling to illuminate signs will not be visible;
- (ix) not permit primary signage including pylon signs in the Sector, except if shown on the Sector Plan (Figure 4); and
- (x) encourage the use of the North Lakes logo as an integral element of the signage and graphics, subject to the agreement of the Principal Developer.

### 3.7.1 Signage Guidelines

- (i) Signage guidelines are included at *Appendix C - Town Centre Signage Guidelines*. The Signage Guidelines are to be taken into consideration, along with other relevant issues, when considering matters regarding signs and architectural graphics of all kinds. They are not to be interpreted as giving rights to any number or types of signage.
- (ii) A Coordinated Signage Plan is to be submitted with any development application for Material Change of Use within this Sector. The Coordinated Signage Plan must distinguish between artworks/murals, on-site business advertising, animated signage, and "third party" advertising in terms of sign dimension, location, illumination and animation on the face of the sign.

### 3.7.2 Public Artwork Guidelines

Any public artworks that are proposed within the Sector are encouraged to address the following:

- (i) high quality works of art, graphics, sculptures, ornamental features, murals and patterned pavers are encouraged. These artworks are to contribute strongly to the landscape environment of the Sector and adjoining Sectors and to the surrounding built form;
- (ii) public art to which this clause relates may be permanent and may take the form of freestanding (or free flowing) objects or be integrated with features such as paving;
- (iii) public artworks should be site specific, relating thematically to the use and identity of the Sector and public open space within the broader context of the DCP area;
- (iv) where the artwork is intended to be permanent, the materials used should be durable and appropriate for use in an urban space;
- (v) the design and construction of the artwork is to be appropriate to the need for public safety;
- (vi) maintenance responsibility for the artwork is to be established prior to commissioning. A conservation and maintenance repair report must be completed and lodged with Council prior to commissioning the artwork; and
- (vii) where the artwork is intended to be of a temporary nature, the materials are to be appropriate for the anticipated life of the artwork in an urban space.

#### **4.0 Environmental Management**

There is no Environmental Management Plan having application to this Sector.

Management systems for land within the Sector must be implemented to ensure that the Objectives and Performance Indicators referred in the following sections of the Precinct Plan continue to be met throughout the life of the development and the use of the Sector:

Development within this Sector must comply with:

- (i) Section 5.1 – Environmental Management Objectives;
- (ii) Section 5.2 – Stormwater Management Objectives; and
- (iii) Section 5.3 – Earthworks Management Objectives.

#### **5.0 Subdivision Requirements**

The total area of the Sector is 1.021 hectares. As shown in *Appendix D – Proposed Metes and Bounds Description* the area of the Town Common (Lot 10) is 0.463 hectares and the area of the Central Access Road (Lot 11) is 0.558 hectares.

Indicative areas and frontage widths of allotments within the Sector are shown on *Figure 6 - Indicative Plan of Subdivision*

Proposed Lot 10 will be dedicated as park. Proposed Lot 11 is to be transferred into Council ownership and a reciprocal access easement is intended to cover the entirety of the Lot to provide access rights for all adjoining allotments and future uses. An additional balance allotment is also to be created, being proposed Lot 12.

Surrounding roads servicing the Sector have been created as road reserve previously. Access to the Sector is to be provided from North Lakes Drive and Endeavour Boulevard.

Any further subdivision of the Sector is not considered necessary due to the primary open space and access function of the Sector.



## **6.0 Infrastructure**

### **6.1 INFRASTRUCTURE TO BE PROVIDED**

The infrastructure required to be provided by the Principal Developer to serve the Sector includes internal and external infrastructure provisions in accordance with the Rezoning Conditions, the Mango Hill Infrastructure Agreement 1999 (MHIA) and agreements made with the State Government in accordance with the DCP. These obligations are summarised as follows:

#### **6.1.1 Roads**

Unless already constructed, the Principal Developer must construct the following roads including carriageways, stormwater drainage, verges, bus setdowns, footpaths, bikeways, landscaping, traffic control devices, traffic signals and street lighting as applicable. Any reference to initial construction in this section is a reference to construction approved by Council in accordance with the rezoning conditions, the MHIA and where applicable, the Mango Hill Agreement – Main Roads (MHIA-MR).

- (i) A two (2) lane road (Central Access Road) with kerbside car parking along both sides. The Central Access Road is to be transferred to Council ownership, in association with adjacent Town Centre Frame "A" - Community Facilities Precinct 008. A reciprocal access easement is to be created over the Central Access Road in favour of the balance of the Town Centre Frame 'B' Precinct (Precinct Plan 018) and the adjoining Precinct to the west (Town Centre Frame A Precinct – Precinct Plan 008).
- (ii) The intersections of the Central Access Road with North Lakes Drive and Endeavour Boulevard to suit the standard of construction of these adjacent roads, including auxiliary left turn, right turn and stand up lands and traffic signals, if required.
- (iii) Bikeways and pathways required along the road frontages of to the Sector and the Central Access Road in accordance with the MHIA.

(refer to *Figure 7 – Road Layout*).

The construction of the abovementioned infrastructure to the final standard is to be undertaken in accordance with the staging and timing outlined in the MHIA. The initial standard of construction referred to above is to be undertaken to suit the rate of development of the Sector. Where initial construction is not stated, the road is to be constructed to the standard described above to suit the rate of development of the Sector.

### 6.1.2 Water Supply

The Principal Developer is required to:

- (i) Construct reticulation systems along all internal roads to service all properties in the Precinct;
- (ii) Construct a water supply network within the DCP area necessary to service the anticipated demand in the Sector, including those sections of the mains shown on **Figure 8 – Water Supply Headworks**; and
- (iii) Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

### 6.1.3 Sewerage

The Principal Development must construct all internal sewerage systems to service the properties in the Sector and contribute towards sewerage headworks, unless otherwise agreed with Council:

- (i) Construct the trunk gravity main from the existing Council sewerage infrastructure to connect with each lot in the Sector as required (refer to **Figure 9 – Sewerage Headworks**); and
- (ii) Provide sewerage headworks contributions in accordance with the MHIA.

### 6.1.4 Park

In accordance with *Figure 4 – Sector Plan Map*, a large Town Common is proposed in the Sector to provide both passive and active recreational space. The Town Common is to be transferred as park. The Principal Developer is to undertake Park Enhancement Works in accordance with the MHIA.

### 6.1.5 Stormwater

Unless otherwise agreed with Council, the Principal Developer must:

- (i) Comply with the provisions of the Stormwater Management Plans for Saltwater Creek and Tributary C as approved by Council and construct stormwater management works so far as they relate to this Sector.
- (ii) Stormwater management works so far as they relate to the Sector are to be provided in accordance with the MHIA, Council's Design Manual, the Stormwater Management Plan for Tributary C, including the construction of all drainage and landscaping works in Tributary C and the Stormwater Management Plan for Saltwater Creek.
- (iii) In addition, the Principal Developer is to construct stormwater drainage systems and stormwater management systems as required by the MHIA and the Environmental Protection (Water) Policy.

### 6.1.6 Electricity Supply, Gas, Lighting and Communications

The Principal Developer must provide:

- (i) underground electricity distribution to all properties within the Sector, by Energex or another appropriate supplier of electricity, to Council standards;
- (ii) public lighting to all roads, streets, parks and other public areas and facilities within the Sector, along the Central Access Road and its intersections with North Lakes Drive and Endeavour Boulevard, constructed to relevant Australian Standards and in accordance with the requirements of Energex or alternative supplier of electricity and Council standards;
- (iii) high voltage electricity services to the Sector through Energex or another supplier of electricity and to Council standards;
- (iv) all electricity services and distribution systems on North Lakes Drive as underground services, including conduits along all road verges within the Sector and adjacent roads to meet the anticipated demand of the DCP area; and
- (v) gas services for all lots in the Sector to meet the anticipated demands of the DCP area.

### **6.2 INFRASTRUCTURE AFFECTED OR REQUIRED BY DEVELOPMENT OF THE SECTOR**

- (i) The development of the Sector may place demands on the following infrastructure:
  - (a) Roads external to the DCP area and the Sector;
  - (b) Water supply infrastructure;
  - (c) Sewerage infrastructure;
  - (d) Stormwater infrastructure;
  - (e) Parks;
  - (f) Community facilities;
  - (g) Electricity and gas supply;
  - (h) Communications systems; and
  - (i) State Government Infrastructure.
- (ii) The infrastructure described in clause 6.1 above, together with the obligations of the Principal Developer under infrastructure agreements will mitigate the adverse affects on the above infrastructure.

### **6.3 HOW THE REQUIRED INFRASTRUCTURE RELATES TO THE INFRASTRUCTURE AGREEMENTS**

The infrastructure agreements describe the infrastructure that must be provided by the Principal Developer as part of its obligations to provide infrastructure, as envisaged by Chapter 12 of the DCP. The works described in clause 6.1 of this document are the Principal Developer's obligations under the rezoning conditions and the infrastructure agreements.

The Principal Developer must maintain the Town Common in accordance with the MHIA.

## **7.0 Detailed Infrastructure Program**

### **7.1 ESTIMATED DATE FOR PROVISION OF INFRASTRUCTURE**

- (i) The Principal Developer is to provide the infrastructure referred to in clause 6.1 of this document at times to satisfy the requirements of the MHIA. Initial infrastructure works are estimated to be constructed by December 2004; and
- (ii) The Central Access Road and Town Common are intended to be transferred to Council before January 2005, following approval by the Council of an application for a reconfiguration of a lot to create each site and sealing and registration of the survey plan.

### **7.2 INTENDED PROVIDER**

The Principal Developer is to provide the infrastructure referred to in Section 6.1 at times to satisfy the requirements of the Rezoning Conditions and the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the Sector.

There are no items of State Government infrastructure to be provided by the Principal Developer in conjunction with the development of the Sector.

### **7.3 OTHER WORKS DEPENDENT ON INFRASTRUCTURE PROVISION**

No other works depend on the provision of the infrastructure specified in Section 6.1.

Council is to use its best endeavours, including its powers of resumption if lawful, to obtain all necessary rights to permit the construction of water and sewerage infrastructure if such infrastructure is constructed on land external to the DCP area over which Council does not have such rights.

## **7.4 OTHER RELEVANT INFORMATION**

### **7.4.1 Estimated Water and Sewerage Demands**

As required by the MHIA, the Principal Developer states as follows:

- (i) For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this Sector is 0 ET; and
- (ii) For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this Sector is 0 EP.

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# **ANNEXURE A.1**

## **FINAL SPECIFICATION OF LAND USE FOR THE SECTOR**

**(Lot 10 - Town Common)**

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**FINAL SPECIFICATION OF LAND USE  
(TOWN CENTRE FRAME 'B' PRECINCT)  
FOR TOWN CENTRE FRAME 'B' SECTOR ONE  
Lot 10 – Town Common**

Purposes for which premises may be erected or used without the consent of Council (Permitted Development)  COLUMN A	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)  COLUMN B	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)  COLUMN C	Purposes for which premises may not be erected or used (Prohibited Development)  COLUMN D
Self Assessable	Code Assessable	Impact Assessable Development	
Caretaker's residence Local utilities Park		Any other use not listed in Column A, B or D.	Adult product shop Agriculture Air strip Animal husbandry Aquaculture Bulk garden supplies Camping grounds Caravan park Cattery Cemetery Concrete batching plant Contractor's depot Correctional institution Crematorium Dairy Extractive industry Fuel depot General industry Hazardous industry Heavy vehicle parking Heavy vehicle sales Host farm Junk yard Kennels Lot feeding Motor sport or shooting Piggery Poultry farm Rural industry Shopping centre >1,500m <sup>2</sup> GLA Showground Simulated conflict Stable Stock sales yard Transport terminal Transportable home village Turf farming

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# **ANNEXURE A.2**

## **FINAL SPECIFICATION OF LAND USE FOR THE SECTOR**

### **(Lot 11 - Central Access Road)**

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**FINAL SPECIFICATION OF LAND USE  
(TOWN CENTRE FRAME 'B' PRECINCT)  
FOR TOWN CENTRE FRAME 'B' SECTOR ONE  
Lot 11 – Central Access Road**

Purposes for which premises may be erected or used without the consent of Council (Permitted Development)	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)	Purposes for which premises may not be erected or used (Prohibited Development)
COLUMN A	COLUMN B	COLUMN C	COLUMN D
Self Assessable	Code Assessable	Impact Assessable Development	
Caretaker's residence Local utilities Park	Accommodation units (access only) Amusement premises (access only) Apartments (access only) Associated unit (access only) Car park (access only) Car wash (access only) Catering premises (access only) Child care centre (access only) Commercial services (access only) Communication station (access only) Community dwelling (access only) Community premises (access only) Convention centre (access only) Cultural facility (access only) Detached house (access only) Display home (access only) Domestic storage and recreation structures where <8% of the site area (access only) Duplex dwelling (access only) Educational establishment (access only) Entertainment library (access only) Estate sales office (access only) Family day care centre (access only) Hardware centre (access only) Hotel (access only) Indoor recreation (access only)	Any other use not listed in Column A, B or D.	Adult product shop Agriculture Air strip Animal husbandry Aquaculture Bulk garden supplies Camping grounds Caravan park Cattery Cemetery Concrete batching plant Contractor's depot Correctional institution Crematorium Dairy Extractive industry Fuel depot General industry Hazardous industry Heavy vehicle parking Heavy vehicle sales Host farm Junk yard Kennels Lot feeding Motor sport or shooting Piggery Poultry farm Rural industry Shopping centre >1,500m <sup>2</sup> GLA Showground Simulated conflict Stable Stock sales yard Transport terminal Transportable home village Turf farming

<b>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</b>  <b>COLUMN A</b>	<b>Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</b>  <b>COLUMN B</b>	<b>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</b>  <b>COLUMN C</b>	<b>Purposes for which premises may not be erected or used (Prohibited Development)</b>  <b>COLUMN D</b>
	Institution (access only) Licenced club (access only) Motel (access only) Occasional market (access only) Office (access only) Outdoor recreation (access only) Passenger terminal (access only) Place of worship (access only) Public utilities (access only) Re-cycling depot (access only) Restaurant (access only) Retail nursery (access only) Retirement village (access only) Sales and information centre (access only) Service station (access only) Shop <300m <sup>2</sup> GFA (access only) Shopping centre <1,500m <sup>2</sup> GLA (access only) Special use (access only) Technology industry (access only) Tourist facility (access only) Townhouse units (access only) Vehicle hire depot (access only) Vehicle sales yard (access only) Veterinary clinic (access only)		

# **ANNEXURE B**

## **PLANT LIST**

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**Appendix B: Indicative Plant Schedule -  
Town Centre Frame "B" Sector One – Town Common**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
<i>Acmena smithii</i>	Lilly Pilly
<i>Agathis robusta</i>	Kauri Pine
<i>Allocasuarina littoralis</i>	Black She Oak
<i>Allocasuarina torulosa</i>	Forest She Oak
<i>Araucaria cunninghamia</i>	Hoop Pine
<i>Archontophoenix cunninghamia</i>	Pickabean Palm
<i>Backhousia citriodora</i>	Lemon Scented Myrtle
<i>Backhousia myrtifolia</i>	Carrol
<i>Banksia integrifolia</i>	Coast Banksia
<i>Barklya syringifolia</i>	Crown of Gold Tree
<i>Brachychiton acerifoliun</i>	Flame Tree
<i>Brachychiton rupestre</i>	Bottle Tree
<i>Buckinghamia celsissima</i>	Ivory Curl Flower
<i>Callistemon salignus</i>	Pink Tips
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Callitris columellaris</i>	Bribie Island Pine
<i>Cassia fistula</i>	Golden Shower Tree
<i>Cassia javanica/Cassia siamea</i>	Cassia
<i>Castanospermum australe</i>	Black Bean
<i>Casuarina cunningghiana</i>	River She Oak
<i>Casuarina glauca</i>	Swamp She Oak
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Elaeocarpus eumundii</i>	
<i>Eucalyptus citriodora</i>	Lemon Scented Gum
<i>Eucalyptus ptychocarpa</i>	Swamp Bloodwood
<i>Eucalyptus curtisii</i>	Plunkett Mallee
<i>Euodia elleryana</i>	Pink Euodia
<i>Ficus Hillii</i>	Hill's Fig
<i>Ficus macrophylla</i>	Moreton Bay Fig
<i>Ficus rubignosa</i>	Port Jackson Fig
<i>Flindersia australis</i>	Crows Ash
<i>Flindersia pimenteliana</i>	Flindersia
<i>Flindersia schottiana</i>	Bumpy Ash
<i>Grevillea robusta</i>	Silky Oak
<i>Harpullia pendula</i>	Tulipwood
<i>Hymenosporum flavum</i>	Native Frangipani
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Livistona australis</i>	Livistona
<i>Livistona decipiens</i>	Weeping Cabbage Palm
<i>Livistona nitida</i>	Livistona
<i>Lophostemon confertus</i>	Brush Box
<i>Lophostemon suaveolens</i>	Swamp Box
<i>Melaleuca linariifolia</i>	Snow in Summer
<i>Melaleuca leucadendron</i>	Small Leaved Paperbark
<i>Melaleuca quinquenervia</i>	Broadleaved Paperbark
<i>Metrosideros queenslandicus</i>	Queensland Golden Myrtle
<i>Oreocallis sp. nova (wickhamii)</i>	Tree Waratah
<i>Peltophorum pterocarpus</i>	Yellow poinciana
<i>Phoenix canariensis</i>	Canary Island Palm

**Appendix B: Indicative Plant Schedule -  
Town Centre Frame "B" Sector One – Town Common**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
Podocarpus elatus	Brown Pine
Roystonea regia	Cuban Royal Palm
Syzygium australe	Scrub Cherry
Syzygium francisii	Giant Water Gum
Syzygium jambos	Rose Apple
Syzygium leuhmanii	Small Leaved Lilly Pilly
Syzygium paniculatum	Dwarf Magenta Cherry
Tristaniaopsis laurina	Water Gum
Waterhousia floribunda	Weeping Myrtle
Xanthostemon chrysanthus	Golden Penda
<b>Shrubs</b>	
Baeckea sp. Mt Toza	Dwarf Baeckea
Baeckea virgata	Twiggy Myrtle
Baeckea virgata dwarf	Dwarf Baeckea
Banksia Birthday Candles	Dwarf Banksia
Banksia ericifolia	Heath Banksia
Banksia integrifolia	Coastal Banksia
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River
Callistemon Little John	Little John
Callistemon Ned Kelly	Ned Kelly
Callistemon pachyphyllus	Bottlebrush
Cyathea australis	Rough Tree Fern
Gardenia Florida	Double Gardenia
Grevillea "Coconut Ice"	Coconut Ice
Grevillea "Majestic"	Majestic
Grevillea "Robyn Gordon"	Grevillea
Grevillea "Superb"	Superb
Grevillea banksii	Red Silky Oak
Grevillea Honey Gem	Honey Gem
Grevillea Ned Kelly	Ned Kelly
Hibiscus rosa sinensis	Hibiscus
Hovea acutifolia	Pointed Leaf Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum petersonii	Lemon Scented Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Murraya paniculata	Orange Jessamine
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Blaze	Dwarf Lilly Pilly
Syzygium Elite	Compact Lilly Pilly
Syzygium Tiny Trev	Dwarf Lilly Pilly
Tibouchina jules	Tibouchina
Westringea fruticosa	Wynyabbie Gem

**Appendix B: Indicative Plant Schedule -  
Town Centre Frame "B" Sector One – Town Common**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Groundcovers</b>	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Agapanthus Peter Pan	Dwarf Agapanthus
Anigozanthos hybrids	Kangaroo Paws
Blechnum cartilagineum	Fern
Cissus rhombifolium	Grape Ivy
Cissus Ellen Danica	Grape Ivy
Crinum pendunculatum	River Lily
Dianella revoluta	Flax Lily
Dietes bicolor	Japanese Iris
Dietes grandiflora	Japanese Iris
Evolvulus pilosus	Blue Sapphire
Gardenia radicans	Dwarf Gardenia
Grevillea Bronze Rambler	Bronze Rambler
Grevillea Royal Mantle	Prostrate Grevillea
Hardenbergia violacea	Purple Coral Pea
Hardenbergia violacea Bushy Blue	Bushy Blue
Helichrysum ramosissimum	Yellow Buttons
Hemerocallis species	Day Lily
Hibbertia dentata	Toothed Guinea Flower
Hibbertia scandens	Snake Vine
Liriope "Evergreen Giant"	Liriope
Lomandra hystrix	Creek Mat rush
Lomandra longifolia	Mat Rush
Lomandra multiflora	Long Leaved Mat Rush
Myoporum ellipticum	Creeping Boobialla
Myoporum parvifolium	Myoporum
Pittosporum Miss Muffet	Dwarf Pittosporum
Pittosporum tobira	Miss Muffet
Viola hederacae	Native Violet
Zierra Carpet Star	Carpet Star
<b>Grasses</b>	
Cynodon dactylon	Green Couch
Danthonia induta	Wallaby Grass
Digitaria didactyla	Blue Couch
Greenlees Park	Hybrid Couch
Poa australis	Native Poa
<b>Vines</b>	
Jasminum polyanthum	Jasmine
Pandorea pandorana	Wonga Wonga Vine
Pandorea jasminoides	Bower of Beauty
Trachelospermum jasminoides	Variegated Star Jasmine
Trachelospermum jasminoides	Star Jasmine

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# **ANNEXURE C**

## **TOWN CENTRE SIGNAGE GUIDELINES**

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## NORTH LAKES TOWN CENTRE CORE SIGNAGE GUIDELINES

### 1.0 OBJECTIVES

The objectives of the signage standards for North Lakes are:

- (i) To implement design standards consistent with the existing and future character of North Lakes
- (ii) To ensure that signs and advertisements complement the attractiveness, safety, legibility and amenity of the North Lakes environment, both day and night
- (iii) To support the role of signs and advertising as an important factor in the marketing of North Lakes and in identifying the commercial character in areas of the development.

### 2.0 DEFINITIONS

**Animated Signage:**

An animated sign is an advertisement with a changing display, such as flashing or chasing bulbs, or any other non-static illuminated displays.

**Third Party Advertising:**

A "third party" advertising sign is an advertisement for a business not conducted on the land on which the sign is located, or a commodity not available on that land, and includes an advertisement for a particular brand of product sold or distributed from the premises. However, an advertising sign which incorporates the North Lakes logo as an integral element of the signage, or a sign which includes only a generic reference to the type of product available on the land is not a "third party" advertising sign in terms of the inclusion of the North Lakes logo or the generic product reference.

**On- Site Business Advertising:**

An on-site business advertising sign is an advertising sign which is limited in its content to the name of a business premises and the name and services offered by the occupants of the business premises. An on-site business advertising sign may also incorporate the North Lakes logo as an integral element of the signage.

**Artworks/Murals:**

Artwork and murals are architectural graphics and other artworks which do not contain any implied or direct reference to a business undertaking or service or commodity available from a business undertaking. However, artworks and murals may incorporate the North Lakes logo as a supporting or an ancillary element.

### **3.0 SIGNAGE GUIDELINES**

Except in the case of road signs, the following guidelines will be applied to all advertising signage erected in the North Lakes Town Centre Core. The following guidelines are to be read in association with the guidelines contained in Section 7.9.1 of this Sector Plan.

These guidelines are intended to apply for individual signs, but where they form part of a coordinated signage plan, they can be varied.

#### **3.1. Scale and Location of Signs on Buildings**

The scale of the sign shall be compatible with the building and building elements on which it is affixed and to which it is in proximity, as well as nearby buildings, streets and other existing signs. Consideration shall be given to the sign's relationship to the overall appearance of the development as well as surrounding development.

The number and area of signs, if specified, are intended to be maximum standards.

#### **3.2. Principal Developer Signs**

Within road reservations and on land in ownership of the Council or the principal developer, signage content is limited to the message requirements of the principal developer and traffic control. Generally content of signs within these areas will be restricted to directional information for identifying locations, buildings, services and events. Commercial business names or logos will generally not be permitted except for sponsorships on temporary event signs.

#### **3.3. Traffic Safety**

A sign must not obstruct pedestrians' views of traffic or vehicle drivers' views of pedestrians, other traffic or the road ahead. A sign must not create possible confusion for drivers at critical locations such as intersections, traffic signals, or merging and weaving situations eg. red and green lit signage near traffic intersections.

#### **3.4. Installation Fixings**

No support, fixing, suspension or other systems required for the installation of a sign shall be exposed, unless designed as an integral feature of the sign. Conduits, wiring, switches etc shall be discreetly placed out of general view.

#### **3.5. Animated Signs**

Animated signs, where parts or all of the sign components move, may be acceptable in non-residential environments where no significant adverse impacts are likely to adjacent or nearby sensitive land uses.

#### **3.6. Clutter**

The visual amenity of the local area and the effectiveness of the message on the sign will be enhanced by reducing signage clutter. Proposed signs shall be assessed in the context of the number, type, size and location of existing signs on the site and surrounds.



### 3.7. Illumination

The luminance of an externally illuminated advertisement in the Town Centre Core (measured in candelas per square metre) is not to exceed 500 cd/m<sup>2</sup>.

The luminance level of an advertisement may exceed this level where it can be shown that the increase in luminance level is unlikely to contribute to a traffic hazard or cause an inappropriate loss of amenity.

The external illumination of signs is to be carried out in such a way as to minimise the spill effects beyond the target sign. An illuminated sign must be designed to make the best possible use of the energy efficient equipment and light sources available.

At street level sign illumination is to be consistent with the general level of lighting so as to eliminate shadows and promote the safety of adjoining public areas.

The intensity of lighting and hours of illumination must not unreasonably impact on any residential properties or traffic operations.

### 3.8. Environmental Controls

A sign must not be nailed or similarly fixed to a tree. Every sign shall be maintained and kept in good repair.

### 3.9. Performance Controls

Unless otherwise approved under the coordinated signage plan, a proposed sign must meet the performance criteria outlined in the following section. The acceptable standards associated with each type of sign are provided as examples and should not be seen as precluding other solutions. However, where alternative solutions are proposed, the onus will be on the proponent to demonstrate that the relevant performance criteria are met.

#### **SIGNS PERFORMANCE CRITERIA**

**Signs shall:**



- (i) not create a hazard to traffic or pedestrians**
- (ii) be of character and design standard consistent with the objectives and controls for this sector plan**
- (iii) complement the streetscape and amenity of the locality by virtue of their size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts**
- (iv) if affixed to a building, complement the architectural style of the building by virtue of their size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; and**
- (v) not unnecessarily repeat or duplicate similar signs.**

#### 4.0 TYPES OF SIGNS

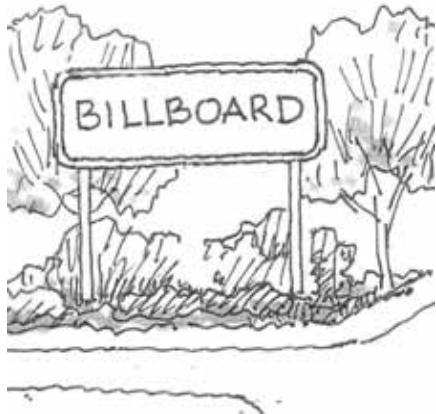
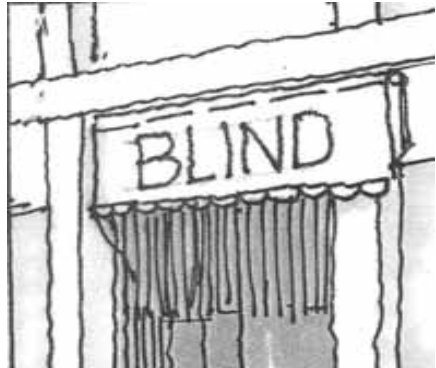
The following schedule sets out maximum criteria for various types of signs. Such signs may be permitted subject to the overall performance standards being met.



- (i) Above Awning Sign
- (ii) Awning / Fascia Sign
- (iii) Billboard Sign
- (iv) Blind Sign
- (v) Business Plate
- (vi) Canopy Sign
- (vii) Created Awning Sign
- (viii) Flag Pole Sign
- (ix) Footway Sign
- (x) Ground Sign
- (xi) Hamper Sign
- (xii) Highrise Building Sign
- (xiii) Lantern Sign
- (xiv) Pole Sign
- (xv) Projecting Flag Sign
- (xvi) Projecting Sign
- (xvii) Stallboard Sign
- (xviii) Under Awning Sign
- (xix) Vertical Banner Building Sign
- (xx) Vertical Banner Freestanding Sign
- (xxi) Wall Sign
- (xxii) Window Sign
- (xxiii) Pylon/Column Sign
- (xxiv) Large Pylon Sign

**SIGNAGE GUIDELINES**


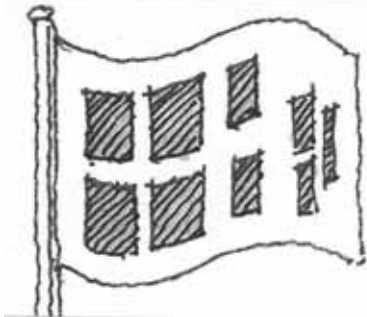
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>ABOVE AWNING SIGN</b>                      An Above Awning Sign is an advertisement above an awning, verandah roof or the like.</p>		<p>Maximum size</p> <p>Maximum height above awning</p> <p>Extent</p> <p>Other requirements</p>	<p>Length - 2.7 metres</p> <p>Height - 0.6 metres</p> <p>Width - 0.3 metres</p> <p>1.0 metre</p> <p>Not to project beyond the edges of the awning</p> <p>No unsightly supports or rear view of sign.</p> <p>Any unsightly supports required for structural reasons are to be set back behind edges of sign</p>
<p><b>AWNING/FASCIA SIGN</b>                      An Awning/Fascia Sign is an advertisement painted or otherwise affixed to the fascia of a building, an awning, verandah or return end of an awning.</p>		<p>Maximum extent</p> <p>Maximum height</p> <p>Maximum thickness</p>	<p>Not projecting above or below the fascia</p> <p>0.6 metre</p> <p>0.1 metre out from fascia</p>


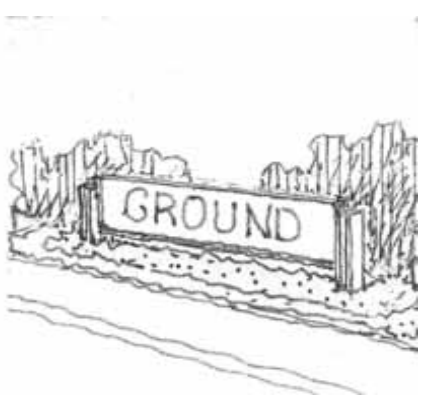
**SIGNAGE GUIDELINES**

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>BILLBOARD SIGN</b>                      A Billboard Sign is a freestanding display surface, the width of which is greater than the height and which may be positioned on the ground or mounted on one or more vertical supports.</p>		<p>Maximum area</p> <p>Maximum height above ground to top of sign</p> <p>Setting</p> <p>Minimum setback from side boundary</p> <p>Front setback</p> <p>Maximum</p>	<p>20 square metres per side for a maximum of 2 sides</p> <p>6.5 metres or the height of a building in close proximity whichever is the lesser</p> <p>As a free standing structure within a landscaped environment and so as not to expose an unsightly back view of the sign to a road or other public places</p> <p>3.0 metres</p> <p>Not to project beyond front property alignment</p> <p>Generally no billboard shall be erected on a site along which are located Pylon or Large Pylon signs unless the frontage exceeds 100m in which case a separation of 60m must be achieved.</p>
<p><b>BLIND SIGN</b>                      A Blind Sign is an advertisement painted on or otherwise affixed to solid or flexible material suspended from the edge of an awning, verandah or wall.</p>		<p>Minimum clearance between the lower most point of the sign and the footway</p> <p>Maximum number</p>	<p>2.4 metres</p> <p>1 per tenancy frontage</p>



TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>BUSINESS PLATE</b>                      A Business Plate is a small advertisement identifying the name and/or trade, business or calling of the occupant or business premises. A Business Plate may be painted or affixed to a wall.</p>		<p>Maximum surface area of sign residence in a residential area                      Maximum surface area per business occupant of premises in commercial and mixed use areas</p>	<p>0.3 square metres                      0.3 square metres</p>
<p><b>CANOPY SIGN</b>                      A Canopy Sign is an advertisement, painted or otherwise affixed, to a canopy, whether the canopy is constructed from flexible or solid material.</p>		<p>Minimum clearance between the lower most part of the sign and the footway                      Maximum number</p>	<p>2.4 metres                      1 per tenancy frontage</p>

**SIGNAGE GUIDELINES**

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>CREATED AWNING LINE SIGN</b>                      A Created Awning Line Sign is an advertisement attached to and extending beyond a fascia of an awning or the like.</p>		<p>Extent                      Maximum area                      Minimum clearance</p>	<p>Not more than 0.6 metre above the fascia to which it is attached                      The created area is not to exceed 25% of the fascia                      2.4 metres to the footpath pavement</p>
<p><b>FLAG POLE SIGN</b>                      A Flag Pole Sign is a fabric sign hung from a pole.</p>		<p>Maximum surface area                      Maximum height above ground</p>	<p>3.0 square metres                      6.5 metres if planted in the ground</p>



TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>FOOTWAY SIGN</b> A Footway Sign is a portable, freestanding advertisement, normally supported by an 'A' or inverted 'T' frame, and typically displayed on a footway.</p>		<p>Maximum size</p> <p>Maximum number</p> <p>Location</p> <p>Other requirements</p>	<p>Height - 1.0 metre Width - 0.6 metre Depth - 0.6 metre</p> <p>1 per tenancy</p> <p>A Footway Sign on a footway is to be positioned near the kerb (but not closer than 0.25 metre) so as to leave clear passage for pedestrians along the footway, particularly the visually disadvantaged who rely on clear passage along the frontage of shops.</p> <p>No footway sign is to be positioned so as to obstruct, clutter or detract from street landscaping, furniture or artwork</p> <p>A Footway Sign not to be located on a public road.</p> <p>A Footway Sign is not to have moving, rotating or animated parts, such as a spinner sign. A Footway Sign is to be displayed only during trading hours and is not to be used for the display of merchandise</p>
<p><b>GROUND SIGN</b> A Ground Sign is a monolithic sign which, in effect, sits on or rises out of the ground.</p>		<p>Setting</p> <p>Maximum height</p> <p>Maximum surface area</p> <p>Maximum setback from side boundary</p> <p>Maximum number</p>	<p>Erected within a landscaped environment.</p> <p>Not erected to expose an unsightly back view of the sign.</p> <p>When in a residential area, only permitted where used in a name of a multi-unit development site</p> <p>1.8 metres</p> <p>10 square metres</p> <p>3 metres</p> <p>One per frontage for frontages up to 100 metres</p> <p>For frontages over 100 metres, spacing of signs to be no less than 60 metres</p>

**SIGNAGE GUIDELINES**

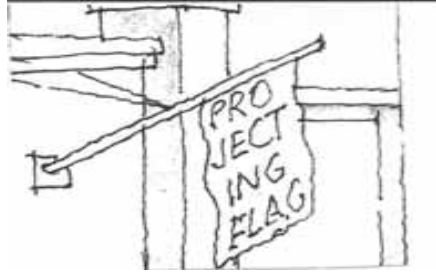
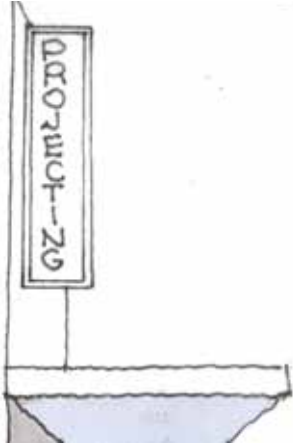
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>HAMPER SIGN</b>                      A Hamper Sign is an advertisement, painted or otherwise affixed, between a door head and an awning, or their equivalent levels.</p>		<p>Maximum thickness                      Maximum Extent</p>	<p>0.3 metre from the face of the wall                      The size and form are to be compatible with the building on which they are located.</p>
<p><b>HIGH RISE BUILDING SIGN</b>                      A High Rise Building Sign is an advertisement naming or identifying a high rise building by the use of a logo or the like.</p>		<p>Maximum extent                       Maximum number                      Other requirements</p>	<p>Contained within the actual or created outline of a building or appears as if it was part of the original building if part of a structure creating a changed building outline                      One per building frontage                      A High Rise Building Sign is not to contain third party advertising</p>





**SIGNAGE GUIDELINES**

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>LANTERN SIGN</b>                      A Lantern Sign is a translucent lighting fixture displaying the name and/or trade, business or calling of the occupant.</p>		<p>Maximum number for a Home Occupation or Business</p> <p>Maximum edge dimension of lantern</p> <p>Maximum height</p> <p>Maximum illumination</p>	<p>One</p> <p>0.5 metre (ie to fit into a Cube of 0.5 x 0.5 x 0.5 metres)</p> <p>2 metres</p> <p>Not greater than a standard 100 watt incandescent bulb</p>
<p><b>POLE SIGN</b>                      A Pole Sign is a freestanding sign mounted on one or more vertical supports which has a smaller surface area and a lower height than a Pylon/Column sign.</p>		<p>Maximum number</p> <p>Aspect</p> <p>Maximum surface area</p> <p>Maximum height above ground</p> <p>Minimum setback from side boundary</p> <p>Setting</p>	<p>One two-sided pole sign per allotment street frontage</p> <p>Not erected to expose an unsightly back view of the sign</p> <p>2.4m<sup>2</sup> per side for a maximum of two sides.</p> <p>4.5 metres</p> <p>3 metres</p> <p>Erected within a landscaped environment</p>



**SIGNAGE GUIDELINES**

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>PROJECTING FLAG SIGN</b>                      A Projecting Flag Sign is a non-illuminated, wall-mounted corporate flag.</p>		<p>Maximum size                      Maximum number                      Minimum spacing                      Minimum clearance</p>	<p>0.3 square metre per face                      4 per site                      2 metres                      2.4 metres to the footpath pavement.</p>
<p><b>PROJECTING SIGN</b>                      A Projecting Sign is a double-faced sign projecting at right angles to a wall and fixed to the wall. A Projecting Sign is not an Under Awning Sign.</p>		<p>Minimum clearance between the lowermost point of the sign and the footway                       Maximum number                      Orientation                      Extent                       Maximum size</p>	<p>2.4 metres                       One per building frontage                      Vertical                      Not projected above the height of the wall to which it is attached                      Height - 3.0 metres                      Width - 0.75 metre</p>



**SIGNAGE GUIDELINES**

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>STALLBOARD SIGN</b>                      A Stallboard Sign is an advertisement, painted or otherwise affixed, at the base of a shopfront, normally below a shop window</p>		<p>Fixing                      Maximum Extent</p>	<p>Fitted flush                      The size and form are to be compatible with the building on which they are located.</p>
<p><b>UNDER AWNING SIGN</b>                      An Under Awning Sign is an advertisement suspended under an awning or verandah.</p>		<p>Orientation                      Minimum clearance between the lowermost point of the sign and footway                      Extent                      Location                      Minimum distance between under awning signs                      Maximum dimensions                      Minimum setback from side boundary</p>	<p>At right angles to the building frontage                      2.4 metres                      Not to project beyond the awning or verandah                      Central to each shop or tenancy or shopping arcade entrance                      3.0 metres                      Length - 2.7 metres or not greater than 75% of the width of the awning or verandah which ever is lesser                      Height - 0.6 metres                      Width - 0.3 metres                      1.5 metres</p>

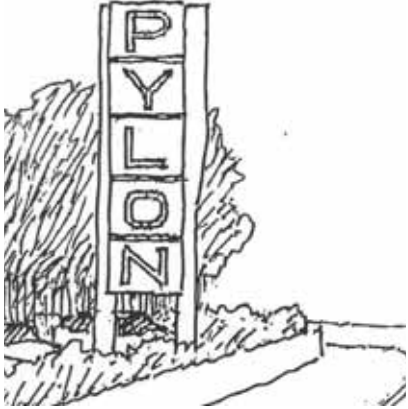

**SIGNAGE GUIDELINES**

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>VERTICAL BANNER BUILDING SIGN</b>                      A Vertical Banner Building Sign is an advertisement of non-rigid material normally fixed at the top and bottom to brackets projecting from a building.</p>		<p>Maximum height</p> <p>Maximum width</p> <p>Minimum clearance between lowermost point of the sign and the footway</p> <p>Maximum area</p> <p>Minimum spacing between signs</p> <p>Minimum setback from side or rear boundary</p>	<p>Not to project above the height of the adjacent part of the building to which it is fixed and not to exceed 5 metres above ground level</p> <p>0.75 metre</p> <p>2.4 metres</p> <p>2.4 square metres</p> <p>6.0 metres</p> <p>3.0 metres</p>
<p><b>VERTICAL BANNER FREESTANDING SIGN</b>                      A Vertical Banner Freestanding Sign is an advertisement of non-rigid material normally supported at two or more locations from brackets extending from a freestanding pole.</p>		<p>Maximum height (above ground level to top most support)</p> <p>Maximum width</p> <p>Minimum clearance between lowermost point of the sign and the footway</p> <p>Minimum spacing between signs</p> <p>Minimum setback from side boundary</p> <p>Maximum surface area</p>	<p>5.0 metres</p> <p>0.75 metre</p> <p>2.4 metres</p> <p>6.0 metres</p> <p>3.0 metres</p> <p>2.4 square metres</p>

**SIGNAGE GUIDELINES**

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>WALL SIGN</b> A Wall Sign is an advertisement, painted or otherwise affixed, flat to a wall.</p>		<p>Maximum thickness (or projection from wall) Maximum number Maximum surface area  Location</p>	<p>0.3 metre  One per tenancy 20% of wall space or 6 m<sup>2</sup>, whichever is the lesser Ground floor level and first floor level and not to project beyond the edge of the wall.</p>
<p><b>WINDOW SIGN</b> A Window Sign is an advertisement, painted or otherwise affixed, to the glass of a display window.</p>		<p>Maximum surface area of sign</p>	<p>25% of the area of the glass panel or panels on which it is displayed</p>

**SIGNAGE GUIDELINES**

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p><b>PYLON/COLUMN SIGN</b>                      A Pylon/Column Sign is a large display surface with its height being greater than its width. It may be erected on the ground or mounted on one or more vertical supports.</p>		<p>Aspect</p> <p>Maximum surface area of sign</p> <p>Maximum height above the ground</p> <p>Setting</p> <p>Maximum number</p> <p>Minimum setback from side boundary</p>	<p>Not be erected to expose an unsightly back view of the sign</p> <p>20 square metres per side, for a maximum of two sides</p> <p>Not exceeding 10 metres</p> <p>Erected within a landscaped environment</p> <p>There are no Large Pylon signs permitted in this Sector.</p> <p>3.0 metres</p>
<p><b>LARGE PYLON SIGN</b></p>		<p>Aspect</p> <p>Maximum surface area of sign</p> <p>Maximum height above the ground</p> <p>Setting</p> <p>Maximum number</p> <p>Minimum setback from side boundary</p>	<p>Not to be erected to expose an unsightly back view of the sign</p> <p>45 square metres per side for a maximum of two sides</p> <p>For major landmark developments, larger pylon signs may be permitted up to a maximum height of 15m</p> <p>Erected within a landscaped environment</p> <p>There are no Large Pylon signs permitted in this Sector.</p> <p>3.0 metres</p>

# **ANNEXURE D.1**

## **PROPOSED METES & BOUNDS DESCRIPTION**

### **Lot 11 – Central Access Road**

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**METES & BOUNDS**  
**TOWN CENTRE FRAME 'B' PRECINCT**  
**TOWN CENTRE FRAME 'B' SECTOR ONE**  
**POINT OF COMMENCEMENT A**  
**LOT 11**

---

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES  
EASTING – 501815.069 METRES, NORTHING – 6986938.252 METRES, THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 130°30'  
FOR A DISTANCE OF 13.313 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 142°0'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 151°40'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 163°10'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 172°40'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 184°10'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 193°40'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 205°20'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 214°40'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 226°30'

FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 235°40'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 247°30'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 256°40'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 268°40'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 277°40'  
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 290°0'  
FOR A DISTANCE OF 6 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 199°55'30"  
FOR A DISTANCE OF 98.83 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 287°40'  
FOR A DISTANCE OF 17.682 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 19°55'30"  
FOR A DISTANCE OF 122.758 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 127°39'05"  
FOR A DISTANCE OF 7.053 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 117°28'30"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 107°17'55"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 97°07'20"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 86°56'40"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 76°46'05"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 66°35'30"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 56°24'55"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 46°14'15"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 36°03'40"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 25°53'05"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 15°42'30"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 5°31'55"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 355°21'15"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 345°10'40"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 335°00'05"

FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 324°49'30"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 314°38'50"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 304°28'15"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 294°17'40"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 282°12'35"  
FOR A DISTANCE OF 10.986 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 270°07'30"  
FOR A DISTANCE OF 5.455 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 19°56'  
FOR A DISTANCE OF 1.324 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 77°0'  
FOR A DISTANCE OF 25 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 81°30'  
FOR A DISTANCE OF 13.892 METRES (MORE OR LESS),  
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
0.5584 HECTARES (MORE OR LESS).

We, PMM Group Pty Ltd A.C.N. 010 370 448 hereby certify that the Metes and Bounds description contained herein has been prepared by the company and the AMG connection used for the commencement point has been determined by field survey.

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Cadastral Surveyor/Director

# **ANNEXURE D.2**

## **PROPOSED METES & BOUNDS DESCRIPTION**

### **Lot 10 - Town Common**

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**METES & BOUNDS**  
**TOWN CENTRE FRAME 'B' PRECINCT**  
**TOWN CENTRE FRAME 'B' SECTOR ONE**  
**POINT OF COMMENCEMENT B**  
**LOT 10**

---

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES  
EASTING – 501748.045 METRES, NORTHING – 6986850.739 METRES, THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 19°55'30"  
FOR A DISTANCE OF 83.634 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 90°07'30"  
FOR A DISTANCE OF 5.455 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 102°12'35"  
FOR A DISTANCE OF 10.986 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 114°17'40"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 124°28'15"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 134°38'50"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 144°49'30"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 155°00'05"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 165°10'40"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 175°21'15"

FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 185°31'55"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 195°42'30"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 205°53'05"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 216°03'40"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 226°14'15"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 236°24'55"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 246°35'30"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 256°46'05"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 266°56'40"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 277°07'20"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 287°17'55"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 297°28'30"  
FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE



IN A NORTH WESTERLY DIRECTION AT A BEARING OF 307°39'05"  
FOR A DISTANCE OF 7.053 METRES (MORE OR LESS),

TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
0.4634 HECTARES (MORE OR LESS).

We, PMM Group Pty Ltd A.C.N. 010 370 448 hereby certify that the Metes and Bounds description contained herein has been prepared by the company and the AMG connection used for the commencement point has been determined by field survey.

.....  
Cadastral Surveyor/Director