

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 020-1000

for

**Town Centre Frame “D” Sector One
Telstra CAN Unit**

Town Centre Frame “D” Precinct

North Lakes Development

21 February 2005

(Approved by Council 21 February 2005 –
PRSC ref: 515/020-1000, MP 05/0323-05/0324 1c)

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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 "D" Sector One – Telstra CAN Unit** (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) Town Centre Frame CF Precinct (Precinct Plan 015) to the north;
 - (ii) The balance of the Town Centre Frame "D" Precinct (Precinct Plan 020) to the south and east; and
 - (iii) Lakefield Drive to the west.
- 1.4 The location of the Sector within the Precinct Plan area is shown on *Figure 3 – Precinct Plan Map*.
- 1.5 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.
- 1.6 The DCP, approved precinct plans and approved sector plans are to be read in conjunction with the planning scheme and Council's local laws, policies and codes and to the extent the DCP, precinct plans and sector plans do not modify provisions of the Council's planning scheme, local laws, policies and codes they will apply to the DCP area.
- 1.7 To the extent the provisions of the Council's planning scheme, local laws, policies or codes are modified by the DCP, precinct plans or sector plans, then the provisions of the DCP, the precinct plans or sector plans will prevail.
- 1.8 Development in the Sector must comply with the provisions of the Sector Plan.

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 specify the requirements for development and car parking and the guidelines for design, siting, landscaping and signage for land in the Sector.

3.2 DEVELOPMENT CONCEPT

The Sector is to be developed specifically for a local utility use to accommodate a Telstra Customer Access Network (CAN) unit. The proposed CAN unit houses active electronic equipment for communications infrastructure and is intended to primarily service the DCP area.

The proposed development is to have a low-rise commercial character and scale that relates to the surrounding and proposed physical environment. The Sector is centrally located within the town centre and is highly visible from Lakefield Drive and the Town Centre Core. The visibility of this Sector should influence the architecture and landscape character of the development within the Sector.

Development in the Sector should:

- (i) ensure integration and strong functional and architectural relationships with the commercial developments within the Precinct and the balance of the Town Centre;
- (ii) ensure that the design of the plant is adaptable to meet further needs of the wider community;
- (iii) follow good environmental practice which protects the amenity of the area;
- (iv) maximize public safety by restricting public access through appropriate building design, fencing and access arrangements;
- (v) ensure that potential conflict points between vehicular and pedestrian movements are minimised through considerate design; and
- (vi) enforce a low speed, pedestrian compatible environment along Lakefield Drive via signalised intersections and landscaping.

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 which involves the erection of a building, the person who undertakes that development or uses the site must as part of that development or use, 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;
- (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; and

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 buildings designed by a registered architect and 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; and
- (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.

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 Building Setbacks

Buildings setbacks are to:

- (i) be generally in accordance with the floor plan attached in *Appendix B – Architectural Drawings*.
- (ii) be consistent with surrounding development to provide continuity in streetscape treatment; and
- (iii) generally be developed up to any pedestrian thoroughfares (not being a road).

3.4.2 Site Coverage

Site coverage and associated plot ratio are not restricted, provided the following elements are appropriately and adequately addressed by the design of the development:

- (i) architectural articulation and an appropriate level of design;
- (ii) attractive frontages;
- (iii) development is in context with, and visually compatible with the appearance of, any neighbouring buildings;
- (iv) pedestrian facilities including pedestrian shelters are provided at ground level; and
- (v) sufficient on-site car parking is provided.

3.4.3 Building Design

Buildings within the Sector must:

- (i) be generally in accordance with the measures referred to in section 5.4 of the DCP and the architectural plans attached in *Appendix B – Architectural Drawings*;
- (ii) be in context with and visually compatible with the height, scale and bulk of surrounding development and streetscape patterns;
- (iii) not exceed five (5) storeys in height;
- (iv) contribute to a desirable pedestrian environment and streetscape character in order to create safe, comfortable and pleasant external public areas;
- (v) achieve active frontages and an internalised services and vehicular movement system;
- (vi) integrate building design, fencing, on-site carparking, pedestrian shelter and landscaping to ensure an attractive presentation to Lakefield Drive;
- (vii) incorporate horizontal and vertical variations in the facade and attractive facades and entries;
- (viii) allow sensitive environmental responses to slope, access and integration requirements;

- (ix) be designed with an attractive roofscape that complements the overall building design and includes varying elements for visual interest;
- (x) incorporate materials and colours that will not be highly reflective in order to avoid unreasonable glare nuisance to surrounding development;
- (xi) ensure overall unity throughout the Sector, as well as a relationship with the broader DCP area, while providing sufficient flexibility for corporate identification and marketing purposes;

3.4.4 Safety and Crime Prevention

The design and siting of any building, fencing, landscaping and public spaces within the Sector must:

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

3.4.5 Lighting & Glare

Lighting and Glare Management within the Sector must:

- (i) wherever possible, architectural floodlighting of a building or space is achieved through the integration of the luminaries into the fabric of the building;
- (ii) ensure lighting systems are designed to prevent direct and/or reflected 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;
- (iii) 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;
- (iv) include safety lighting in open space and car parking areas which may be used at night-time;
- (v) ensure 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;
- (vi) have regard to the efficiency of energy consumption in the design of lighting systems; and
- (vii) comply with the requirements of *AS4282 – Control of Obtrusive Effects of Outdoor Lighting*.

3.4.6 Plant & Equipment

The design and siting of plant and equipment must comply with the following requirements:

- (i) all air conditioning and ventilation plant and other equipment located on the roof or externally around the building are to be treated as an integral part of the building form and be suitably screened from view to match with surrounding materials;
- (ii) where lift motor rooms, plant rooms and the like are proposed, they are to be treated as an integral part of the building form in order to create a coherent roofscape;
- (iii) environmental management structures or control devices, such as gross pollutant traps, waste disposal bins, flues and the like are to be designed so as not to detract from the overall visual character of the town centre or the immediate area;
- (i) 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;
- (ii) 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
- (iii) 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

Telecommunications equipment is to be:

- (i) generally co-located with other telecommunications equipment installed in the Sector;
- (ii) constructed in a form complimentary to the façade and roofline of the building on which it is to be mounted; and
- (iii) where possible, coloured so as to blend in with the background of the building on which it is to be mounted.

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 to the Sector from the road frontage/s and to adjoining allotments;
- (ii) take into account the efficient management of earthworks;
- (iii) consider the visual impact of batters and/or retaining walls along the Lakefield Drive frontage;
- (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/TOWNSCAPING

3.5.1 Landscape/Townscaping Concept

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

3.5.2 Character

The landscape character of the Sector is derived from the use of the Sector for local utility (Telstra CAN unit) purposes. While no landscaping is expected within the Telstra CAN site, the location of frontage trees must consider both the screening of the building and fencing, and sightline requirements at the vehicular entry point.

3.5.3 Requirements

Landscaping in the Sector must:

- (i) correspond with the design principles illustrated on *Figure 5 – Sector Landscape Plan*;
- (ii) generally achieve the landscape character described above and the landscape concept described in section 4.2 of the Precinct Plan;
- (iii) be designed to compliment and integrate with the landscaping and design character of adjoining Sectors and Precincts;
- (iv) 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 reserve of Lakefield Drive. Street trees are intended to provide visual continuity to the street, reduce the road scale and provide shade to on-street car parking and adjacent pedestrian areas;
- (v) where on-street car parking spaces are provided along Lakefield Drive, reduce the appearance of an expanse of carparking areas by providing advanced shade trees at the rate of not less than one (1) tree per six (6) parking spaces;
- (vi) be employed to reduce reflected glare from building facades;
- (vii) not compromise the safety of vehicles accessing the Sector or surrounding development;
- (viii) be capable of efficient and effective maintenance;
- (ix) generally frame the entry area to the Sector; and
- (x) screen services such as electricity substations and transformers in a way that does not affect the streetscape.

3.5.4 Fencing

The design, materials and height of fencing within the Sector must:

- (i) be generally in accordance with the plans attached in *Appendix B – Architectural Drawings*;
- (ii) reflect a suitable high level of design quality and durability and be compatible with the proposed development;
- (xii) ensure that openings are key lockable in order to restrict public access to the Sector; and
- (xiii) contribute to an attractive pedestrian environment and streetscape character along Lakefield Drive through the use of varying design elements that add visual interest.

3.5.5 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 C - 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, SERVICE AREAS & LOADING DOCKS

3.6.1 Carparking

Car parking in the Sector must:

- (i) be in accordance with the Planning Scheme, the DCP and the Council's Design Manual;
- (ii) be limited to the generalise car parking area illustrated on *Figure 4 – Sector Plan Map*; and
- (iii) be controlled to minimise its impact on the surrounding road network, any internal circulation and other development adjacent to the Sector.

3.6.2 Access

The requirements for access are set out below:

- (i) an indicative vehicular ingress and egress point to the Sector is shown on the Sector Plan Map (Figure 4);
- (ii) vehicular access at this location should ensure no queuing occurs across pedestrian areas or causes interruption to traffic on the surrounding roads;
- (iii) public access restrictions to the Sector from Lakefield Drive have been noted indicatively on Figure 4 by the inclusion of the "restricted public vehicular / pedestrian lot access" designation;
- (iv) where appropriate, adequate measures to achieve a high level of public safety should include:
 - (a) good visibility at all pedestrian crossings and establishing pedestrian priority;
 - (b) pavement treatments which achieve a very low traffic speed, while permitting easy and even-surfaces for desirable walking conditions for pedestrians;
 - (c) finishes that are in keeping with existing finishes within the road or the road verge;
 - (d) suitable barrier treatments at the entrance points;
 - (e) the provision of continuous pedestrian access between buildings, car parks and pedestrian areas;
 - (f) the provision of site and building illumination within car park areas, pedestrian areas and along pedestrian paths during the hours of operation of any component of the development and, at other times, by the provision of security lighting; and
- (v) 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.

3.6.3 Servicing Requirements

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, 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 and associated development, be generally integrated with any frontage walls, entry statements or entry structures, if provided. This signage may be located along the Lakefield Drive frontage of this Sector;
- (ii) be limited to signage integrated into any proposed buildings;
- (iii) where appropriate, include directional signage for visitors which may include logos/names of the business;
- (iv) consist of high quality materials, form, scale and proportions and be coordinated to the built form throughout the Sector, while providing sufficient flexibility for corporate identification and marketing purposes;
- (v) ensure that lighting of any signage will not cause a nuisance to drivers or pedestrians;
- (vi) be visible, legible and not result in a cluttered or discordant streetscape;
- (vii) provide limited use of highly reflective finishes;
- (viii) incorporate professional and coordinated graphics;
- (ix) not permit bunting, streamers, sandwich boards and other low-quality, temporary, or opportunistic signs;
- (x) ensure that any support structure or cabling to illuminate signs will not be visible; and
- (xi) 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.

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:

- (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

As shown in *Appendix E – Proposed Metes and Bounds Description* the total area of the Sector is 279m².

The indicative lot area and frontage width of the Sector is shown on *Figure 6 - Indicative Plan of Subdivision*.

Vehicular access to the Sector is only to be from the Lakefield Drive.

Any further subdivision of the Sector is not permitted due to the small size of the Sector and the public utilities 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 streetlighting 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 (Lakefield Drive) with kerbside car parking along both sides of the road;
- (ii) The intersections of Lakefield Drive with Endeavour Boulevard and North Lakes Drive to suit the standard of construction of adjacent roads including auxiliary left turn, right turn and stand up lanes and traffic signals. The staging of traffic signals may be undertaken in accordance with the timetable approved by Council in accordance with the MHIA.
- (iii) Bikeways and pathways required along the road frontages of the Sector 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

- (i) Reticulation systems along all internal roads to service all properties in the Sector;
- (ii) Those sections of the mains shown on *Figure 8 – Water Supply Headworks*, necessary to service the anticipated demand in the Sector; and
- (iii) Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

6.1.3 Sewerage

- (i) Trunk gravity main from the existing Council sewerage infrastructure to connect with each lot in the Sector as shown on *Figure 9 – Sewerage Headworks*; and
- (ii) Make contribution towards sewerage headworks supply in accordance with the MHIA.

6.1.4 Park

The requirements for park provision throughout the DCP area are provided for in the MHIA. No area within this sector will be dedicated as park.

6.1.5 Stormwater

- (i) The Principal Developer must 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, Lighting and Communications

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

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.

7.0 Detailed Infrastructure Program

7.1 ESTIMATED DATE FOR PROVISION OF INFRASTRUCTURE

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.

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.

APPENDIX A

FINAL SPECIFICATION

OF LAND USE

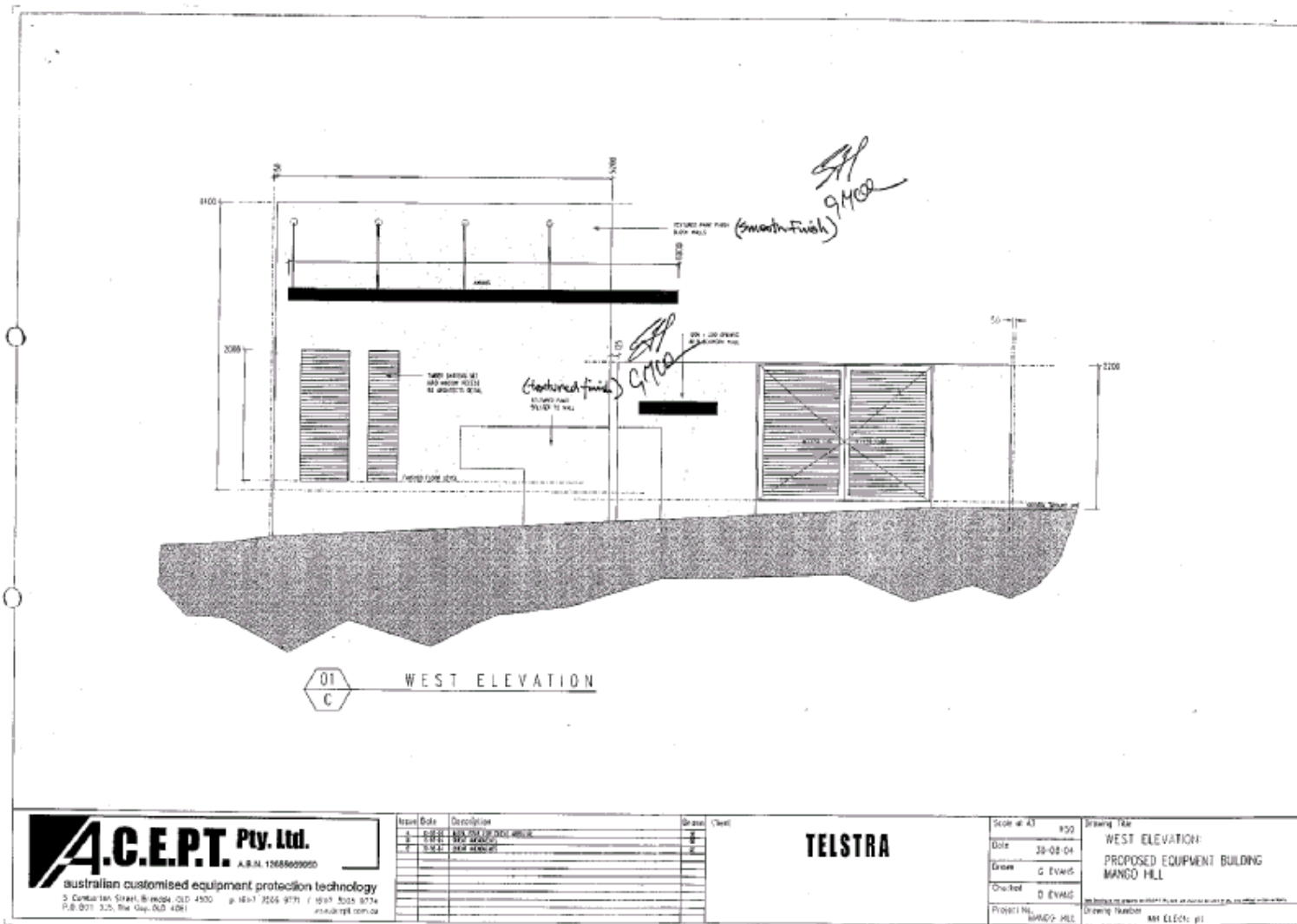
FOR THIS SECTOR

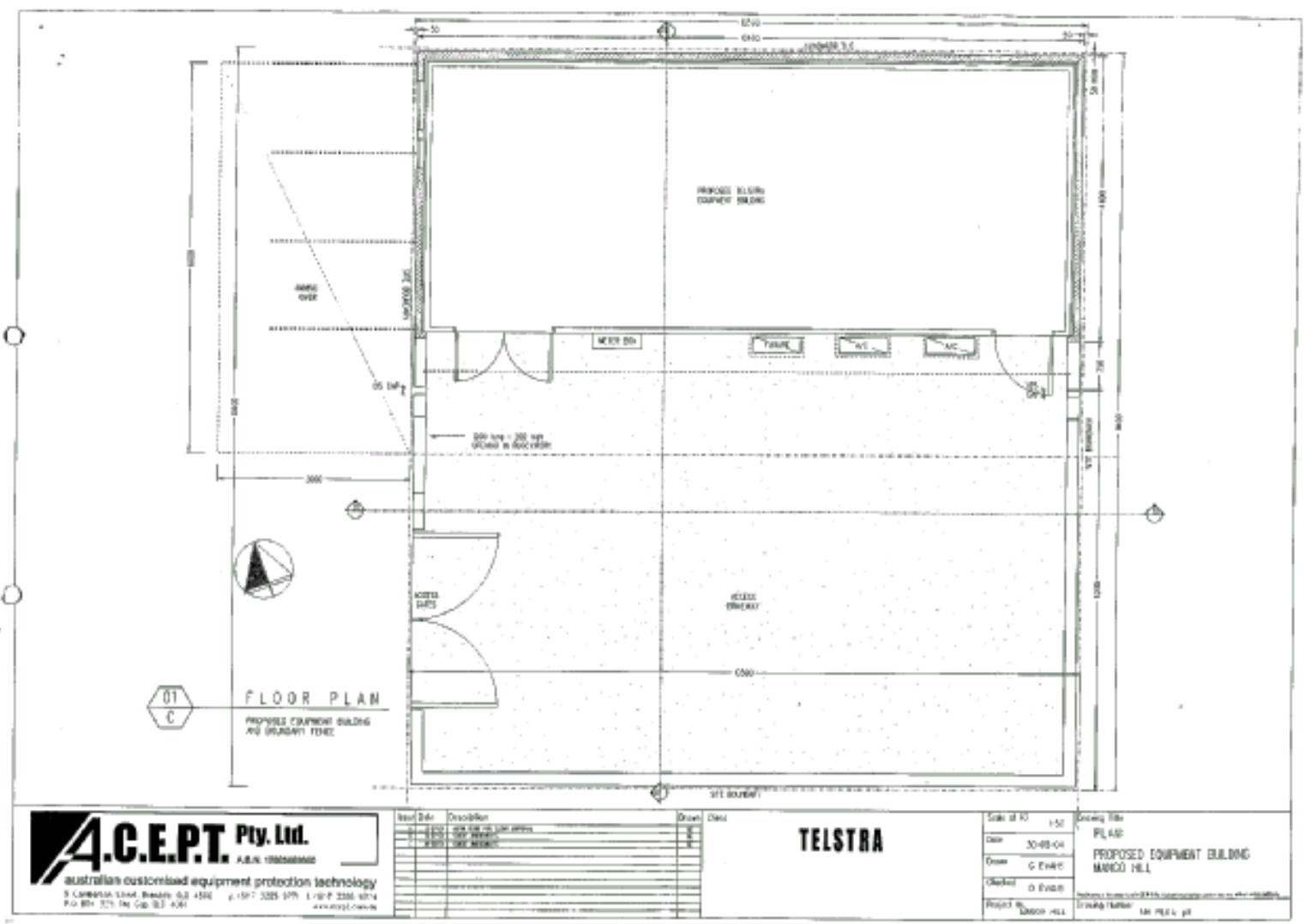
**FINAL SPECIFICATION OF LAND USE
(TOWN CENTRE FRAME 'C' PRECINCT)
FOR TOWN CENTRE FRAME 'C' SECTOR ONE**

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	
Local utilities		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 ² GLA Showground Simulated conflict Stable Stock sales yard Transport terminal Transportable home village Turf farming

APPENDIX B

ARCHITECTURAL DRAWINGS





APPENDIX C

PLANT LIST

**Appendix C: Indicative Plant Schedule -
Town Centre Frame "C" – Anzac Avenue East – Sector One**

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

**Appendix C: Indicative Plant Schedule -
Town Centre Frame "C" – Anzac Avenue East – Sector One**

Botanical Name	Common Name
Trees & Palms	
Podocarpus elatus	Brown Pine
Roystonea regia	Cuban Royal Palm
Syzygium australe	Scrub Cherry
Syzygium franchisee	Giant Water Gum
Syzygium jambos	Rose Apple
Syzygium leuhmanii	Small Leaved Lilly Pilly
Syzygium paniculatum	Dwarf Magenta Cherry
Tristaniopsis laurina	Water Gum
Waterhousia floribunda	Weeping Myrtle
Xanthostemon chrysanthus	Golden Penda
Shrubs	
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 C: Indicative Plant Schedule -
Town Centre Frame "C" – Anzac Avenue East – Sector One*

Botanical Name	Common Name
Groundcovers	
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
Zierr Carpet Star	Carpet Star
Grasses	
Cynodon dactylon	Green Couch
Danthonia induta	Wallaby Grass
Digitaria didactyla	Blue Couch
Greenlees Park	Hybrid Couch
Poa australis	Native Poa
Vines	
Jasminum polyanthum	Jasmine
Pandorea pandorana	Wonga Wonga Vine
Pandorea jasminoides	Bower of Beauty
Trachelospermum jasminoides	Variegated Star Jasmine
Trachelospermum jasminoides	Star Jasmine

APPENDIX D

PROPOSED METES AND BOUNDS DESCRIPTION OF THE SECTOR

METES & BOUNDS

TOWN CENTRE FRAME 'D' PRECINCT

TOWN CENTRE FRAME 'D' SECTOR ONE

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
 EASTING – 501465.137 METRES, NORTHING – 6986930.999 METRES, THENCE
 IN A SOUTHERLY DIRECTION AT A BEARING OF 199°55'30"
 FOR A DISTANCE OF 11.4 METRES (MORE OR LESS), THENCE
 IN A WESTERLY DIRECTION AT A BEARING OF 289°55'30"
 FOR A DISTANCE OF 24.5 METRES (MORE OR LESS), THENCE
 IN A NORTHERLY DIRECTION AT A BEARING OF 19°55'30"
 FOR A DISTANCE OF 11.4 METRES (MORE OR LESS), THENCE
 IN AN EASTERLY DIRECTION AT A BEARING OF 109°55'30"
 FOR A DISTANCE OF 24.5 METRES (MORE OR LESS),
 TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
 279 m² (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