

APPENDIX E

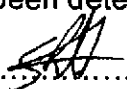
PROPOSED METES AND BOUNDS DESCRIPTION OF THE SECTOR

METES & BOUNDS
TOWN CENTRE FRAME 'L' PRECINCT
TOWN CENTRE FRAME 'L' SECTOR ONE

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
EASTING -500960.479 METRES, NORTHING -6986849.243 METRES, THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 219°52'
FOR A DISTANCE OF 123.877 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 310°09'35"
FOR A DISTANCE OF 149.477 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 317°56'45"
FOR A DISTANCE OF 28.22 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 121°44'10"
FOR A DISTANCE OF 7.602 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 89°19'
FOR A DISTANCE OF 7.376 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 56°53'45"
FOR A DISTANCE OF 7.332 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 40°41'10"
FOR A DISTANCE OF 57.863 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 352°30'
FOR A DISTANCE OF 32.532 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 39°30'
FOR A DISTANCE OF 23.822 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 129°52'
FOR A DISTANCE OF 2.194 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 82°0'
FOR A DISTANCE OF 28.492 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 47°0'
 FOR A DISTANCE OF 11.246 METRES (MORE OR LESS), THENCE
 IN A NORTH EASTERLY DIRECTION AT A BEARING OF 40°41'10"
 FOR A DISTANCE OF 149.27 METRES (MORE OR LESS), THENCE
 IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 128°56'50"
 FOR A DISTANCE OF 30.014 METRES (MORE OR LESS), THENCE
 IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 220°41'10"
 FOR A DISTANCE OF 151.364 METRES (MORE OR LESS), THENCE
 IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 211°0'
 FOR A DISTANCE OF 7.213 METRES (MORE OR LESS), THENCE
 IN A SOUTHERLY DIRECTION AT A BEARING OF 189°0'
 FOR A DISTANCE OF 7.984 METRES (MORE OR LESS), THENCE
 IN A SOUTHERLY DIRECTION AT A BEARING OF 170°0'
 FOR A DISTANCE OF 7.145 METRES (MORE OR LESS), THENCE
 IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 157°0'
 FOR A DISTANCE OF 16.502 METRES (MORE OR LESS), THENCE
 IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 147°0'
 FOR A DISTANCE OF 7.193 METRES (MORE OR LESS), THENCE
 IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 129°48'20"
 FOR A DISTANCE OF 100.481 METRES (MORE OR LESS),
 TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
 2.671 HECTARES (MORE OR LESS).

We, Conics (Brisbane) 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/
 Authorised Delegate

6/10/09

 Date

APPENDIX F

STREETSCAPE / CHARACTER IMAGES

**NORTH LAKES DEVELOPMENT
STREETSCAPE / CHARACTER IMAGES
TOWN CENTRE FRAME "L" SECTOR ONE (SECTOR PLAN 040-1000)**



Image 1 - Acceptable

Innovative contemporary building design. Includes integrated use of elements such as block work, glass and tin and horizontal and vertical variations in the façade for visual interest.



Image 2 – Acceptable

Attractive, clearly identified and defined entry which allows for pedestrian linkages and landscape planting extending from carparking areas to development.



Image 3 – Acceptable

Landscaping along carparking aisles and between carparking spaces reduces the appearance of an expanse of carparking areas.



Image 4 – Acceptable

Integration of signage possible where commercial alliances or multiple tenancies in an integrated complex.



Image 5 – Acceptable

Directional signage can include business logo. Primary freestanding signage, integrated with landscaping frontage treatment and street trees.



Image 6 – Acceptable

Varied roofline and integration of signage into built form.

Unacceptable

Ill defined access and lack of landscaping.



Image 7 – Unacceptable

Inappropriate streetscape treatment due to lack of landscaping and signage clutter and exposed carparking.



Image 8 – Unacceptable

Multiple signs and repetition.



Image 9 – Unacceptable

Incoherent layout and access arrangement with no landscaping to soften and enhance the built form. Unattractive built form and roofscape that does not provide visual relief or provide visual interest for passers by.