

**SCHEDULE TO THE PRECINCT  
PLAN OF DEVELOPMENT NO 5589 Sk 2**

The Plans of Development have been prepared following site investigations and assessments in relation to:

- environmental issues;
- geotechnical issues;
- civil engineering issues; and
- architectural issues.

The details of these investigations and assessments are outlined in the EIS submitted with the Combined Application.

The Plans of Development submitted with the Combined Application relate to Lot 337 on NR 53, Parish of Gladys, County of Nares. This Schedule outlines the land uses and relevant planning criteria which attach to each Precinct identified on Plan No 5589 Sk 2 included in the Plans of Development.

The permitted uses for the subject land, following rezoning, are stated herein. These uses attach to nominated precincts depicted on the Plan of Development (Plan No 5589 Sk 2). The uses so nominated only have application to the defined precincts. Some precincts have particular performance criteria that apply only to the nominated precincts. With respect to all other provisions of this Schedule, the nominated criteria shall apply to all uses and activities in all precincts.

Unless otherwise specifically defined below, the terms and uses described herein shall have the meaning conferred by the definitions of the Town Planning Scheme for the whole of the Shire of Johnstone as gazetted on 28 June, 1986 and/or the Local Government (Planning and Environment) Act. For the purposes of this Schedule the following definitions shall apply:

- **Definitions**

1. **Ancillary Uses:-** Uses or facilities provided on the same site as residential uses that enhance the utility, amenity or enjoyment of the residential use; including facilities for recreation, maintenance, catering, entertainment, shopping, access, carparking and the like or any combination thereof. It also means uses or facilities provided on the same site as the functional uses displayed in the Plans of Development to support these functional uses.
2. **Beach Front Accommodation:-** Temporary residential accommodation for tourists provided in self contained one and two bedroom units and which may be serviced with laundry, food, management and the like, or any combination of these.

3. **Central Facilities Building:-** A building which provides the necessary services and facilities to service the eco-tourism resort.
  4. **Conservation Agreement:-** The formal agreement to be entered into between the proponent and the Department of Environment to cover the design, construction, and operation of the eco-tourism resort. The basis of the Conservation Agreement is to be the Environmental Management Plan.
  5. **Eco-Tourism Resort:-** The style and form of the resort development which takes account of the importance of the surrounding natural environment.
  6. **Environmental Management Plan:-** The plan prepared by the proponent and agreed to by the Department of Environment for the development and management of the site.
  7. **Essential Service Infrastructure:-** The collection of structures, buildings and other processes which are necessary to provide water supply to the land; to treat, collect and dispose of waste of both a liquid and solid form; and to provide power to the subject land, among other things.
  8. **Villa Houses:-** Self contained residential accommodation incorporating 3 or 4 bedrooms or more bedrooms at the discretion of Council, provided in detached dwelling houses and incorporating undercover accommodation for vehicles and a buggy.
- Performance Criteria Applicable to Specific Precincts.

The layout and configuration of building development, access, parking areas and provision of services and infrastructure on the site shall generally be in accordance with the Plans of Development.

Four Precincts have been nominated on Plan No 5589 Sk 2 of the Plans of Development, they are:

- Precinct 1 - Beach Resort Precinct;
  - Precinct 2 - Villa Housing Precinct;
  - Precinct 3 - Infrastructure Precinct; and
  - Precinct 4 - Conservation Precinct.
- PRECINCT 1 - BEACH RESORT PRECINCT

Permitted Uses in this Precinct shall be limited to the following :-



- Permitted Uses**
- Beach Front Accommodation with a total of 30 residential units,
  - Ancillary uses associated with the Eco-Tourism Resort;
  - Central Facilities Building, with a maximum floor area not exceeding 1100 m2 and including the following uses: reception area, kitchen, restaurant, bar, shop/tour booking office, storage area, function room and managers unit.
  - 2 Swimming Pools with a maximum total area of 3000 m2.
  - Essential service infrastructure associated with the Eco Tourism Resort including carparking for 20 vehicles and buggies.
  - Sewerage treatment plant and associated holding tanks, pumping plant and licensed overflows.
  - Boardwalks and tracks.
- Layout**
- The configuration of buildings, facilities and use areas shall generally be in accordance with Plan No 5589 Sk 4 of the Plans of Development. However layout modifications and changes to architectural details may occur at detailed design stage.
  - Clearing around all buildings shall be restricted to the minimum area required to construct the buildings. Revegetation shall be undertaken around the building or group of buildings in accordance with a professionally prepared landscape plan.
- Setback**
- A 20 metre setback is required from all watercourses.
- Height**
- The maximum height of buildings or structures shall not exceed 11 metres (to the highest part of the roof) and shall not exceed 2 storeys, being below the existing tree canopy.
- Architectural Design Parameters**
- The Eco-tourism resort shall be designed to minimise the impact on the natural environment. The beach front accommodation shall be in the form of detached structures.

- The central facilities building shall have a maximum floor area of 1100 m2.
- Timber pole or similar construction shall be utilised with elevated floors to minimise earthworks and disruption to existing vegetation root systems for both the beach front accommodation and the central facilities building.
- Timber cladding and colourbond metal sheeting or similar, in natural colour tonings shall be used on all exterior finishes of the beach front accommodation and the central facilities building.
- Guttering and water tanks shall be permitted in Precinct 1; to supplement bore water supplies.

#### **Access**

- A Reciprocal Access Easement shall be provided over the proposed access driveway adjacent to the Beach Resort Precinct in favour of the adjoining property to the north.

#### **Vehicle Parking**

- One buggy park shall be provided undercover and attached to each beach front accommodation unit.
- A parking area to accommodate 20 vehicles shall also be provided adjacent to the Central Facilities Building.
- A buggy parking area may be provided within Precinct 1.
- All internal access driveways within the resort and including the buggy parking area shall be paved with treated concrete, concrete or brick pavers or other similar materials.

#### **Staged Group Title Subdivision**

- That part of the Beach Resort Precinct included in Lot 1 as shown on the Indicative Layout Plan for the Group Title Subdivision, being Plan No 5589 Sk 3, shall be developed in Stage 1 of the Group Title Subdivision in association with the necessary infrastructure to be located in the Infrastructure Precinct 3 /Common Area.

Under the Group Title Subdivision the Public Park, Reciprocal Access Easement and the dedication of Road Reserve will also be provided at the time of lodgement of the Plan of Survey for the Group Title Subdivision.

**• PRECINCT 2 - VILLA HOUSING PRECINCT**

Permitted Uses in this Precinct shall be limited to the following :-

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| <b>Permitted Uses</b>                  | <ul style="list-style-type: none"> <li>- A total of 70 Villa Houses, (some of which may include private swimming pools);</li> <li>- Ancillary Uses, incorporating 2 common use swimming pools, 1 or more pedestrian suspension bridges, gazebos, bar-be-ques, security entrance gates and entry feature;</li> <li>- Access roads and driveways;</li> <li>- Essential services infrastructure associated with the 70 Villa Houses.</li> <li>- Sewerage treatment plants and associated storage tanks.</li> </ul> |
| <b>Layout</b>                          | <ul style="list-style-type: none"> <li>- The configuration of buildings, ancillary facilities and the access road shall generally be in accordance with Plans No 5589 Sk 1 and Sk 4 in the Plans of Development. However layout modifications and changes to architectural details may occur at detailed design stage</li> <li>- Clearing around all buildings shall be restricted to the minimum area required to construct the buildings.</li> </ul>  |
| <b>Height</b>                          | <ul style="list-style-type: none"> <li>- The Villa Houses shall be limited to 2 storeys in height being generally below the existing tree canopy, and shall be sited with rooflines below the ridge when viewed from the ocean or coast.</li> </ul>   |
| <b>Architectural Design Parameters</b> | <ul style="list-style-type: none"> <li>- The Villa Houses and any ancillary facilities shall be designed to minimise their impact on the natural environment.</li> <li>- The Villa Houses shall be a maximum of 2 storeys in height.</li> </ul>   |



- Timber pole or similar construction shall be utilised given the sloping site and the desire to minimise earthworks and limit disruption to the natural environment.
- Timber cladding and colourbond metal sheeting or similar in natural colour tonings shall be used on all exterior finishes of the Villa Houses and ancillary uses.
- Vehicle Parking - Each Villa House shall provide undercover accommodation for two vehicles and a buggy parking area.
- Staged Group Title Subdivision - The 70 Villa Houses and ancillary uses shall be permitted to be constructed in stages in accordance with the provision of access and services. An indicative 8 stages are outlined on Plan No 5589 Sk 3 in the Plans of Development. However this staging may be varied to accommodate the marketing strategy of the development in the future, provided the proposed staging is satisfactory to Council.
- the 70 Villa Houses shall be contained within allotments ranging in area from 600m<sup>2</sup> to 800m<sup>2</sup>.

• PRECINCT 3 - INFRASTRUCTURE PRECINCT

Permitted Uses in this Precinct shall be limited to the following :-

- Permitted Uses
- Carparking area for 30 vehicles;
  - Electricity generators;
  - Bulk gas and fuel storage;
  - Sewerage treatment plant to tertiary standard and holding tank/s with pump out facilities;
  - Maintenance workshop and storage shed;
  - Satellite Receiving dish for television;
  - Telephone and solar electricity generating panel;
  - Garbage storage and processing area; and
  - Temporary storage of construction materials and equipment and use by associated facilities.

- Layout**
- The layout of the Infrastructure Precinct shall be determined at detailed design stage, but the total area of the Precinct shall not exceed 4000 m<sup>2</sup>.  
The location of the Infrastructure Precinct will generally be in accordance with the Plans of Development.
  - Fuel stored for power generation shall be contained within an impermeable bunded area capable of containing a minimum 110% of the total storage volume. Provision shall be made to drain rain water from the bunded area.
- Height**
- The height of any permanent structure shall not exceed 7.5 metres, with the exception of temporary construction equipment.
- Setbacks**
- All structures shall be set back 10 metres from the access driveways.
  - All structures shall be screened from public view and shall be contained within a fenced compound. The fence shall be a minimum of 1.8 metres in height and setback 10 metres from the access driveways.
  - The area between the fence and the access driveways shall be landscaped with native species common to the site, to provide a vegetated screen to these side boundaries of the precinct.

• PRECINCT 4 - CONSERVATION PRECINCT

- Permitted uses in this Precinct shall be limited to the following :-
- Permitted Uses**
- Water tank/s, bores and access track to service the reservoir/s, pipes for reticulation of services;
  - Suspension bridges
  - Walking tracks and ancillary structures to recreational walking; and
  - Public Park.
- Conservation Requirements**
- Precinct 4 shall be committed as a Nature Refuge Area under the Nature Conservation Act.



**• Provisions Applicable to all Precincts.**

**Design and Siting Criteria**

- External colours of buildings and structures shall be limited to natural tones and shadings;
- Where practicable, all external building materials shall be constructed of natural products or other similar products which display a natural appearance;
- All buildings shall be subservient to and integrated with the landscape qualities of the site and the locality.
- The type of construction of the beach front accommodation, the central facilities building and villa houses shall be 'pole style' or similar construction. Clearing of the land shall be limited to individual building sites and access tracks and roads.

**Landscaping Criteria**

- A Landscape Plan shall be prepared for the Eco Tourism Resort; in particular Precinct 1 and for Precinct 3. The Landscaped Plan shall incorporate native species in addition to feature planting utilising tropical species within Precinct 1. Landscaping of Precinct 3 will incorporate native species and screen planting to integrate this Precinct with the surrounding natural environment and reduce the visual impact of the services/infrastructure located within the Precinct.

**Environmental Provisions**

- The design, construction and operation of all aspects of the development shall be in accordance with an Environmental Management Plan.
- The entry or introduction of any non-indigenous fauna or any cat, dog or other domestic animal except for a guide dog for the blind or other animal prescribed by a qualified medical practitioner in association with a disability, is strictly prohibited. This provision shall be incorporated in the Body Corporate Bylaws of the development.

**Staged Group Title Subdivision**

The Group Title Subdivision shall be carried out generally in accordance with the Indicative Subdivision Layout Plan No 5589 Sk 4 submitted with the Plans of Development.

The Group Title Subdivision shall provide for the following:

- Lot 1** - Beach Resort Precinct - Precinct 1, excluding the access driveway;



**Lot 2** - Villa Housing Precinct - Precinct 2, excluding the access driveway and entry, 2 common use swimming pools and recreation areas;

(Lot 2 will be divided into 8 parts with each part containing a number of the villa housing allotments. This is to enable development of Lot 2 to be staged. The break up of Lot 2 into 8 parts is indicative only at this stage and may change in the future).

**Common Area** - consisting of Precincts 3 and 4 and including those parts of Precincts 1 and 2 excluded from Lots 1 and 2.

**Public Park** - an area of 6.5 hectares shall be provided in the south eastern corner of the site and with direct access to Council Esplanade.

**Reciprocal Access Easement** - shall be provided in favour of the adjoining freehold land to the north and over the access driveway servicing the Beach Resort Precinct.

**Road Reserve** - dedication of a part of the site frontage for a length of approximately 70 metres and a depth of approximately 20 metres as Road Reserve to provide practical public vehicular access to the Council Esplanade and the Camping Reserve.

A Layout Plan showing the proposed layout of the Group Title Subdivision is included in the Plans of Development as Plan No 5589 Sk 3.