

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 001 - 2000**

**for**

**Sales and Information Sector**

**Lakeside Residential Precinct**

**Mango Hill Development**

**18<sup>th</sup> October 1999**

(Approved without conditions by Council on 4<sup>th</sup> May 1999 and  
incorporating amendments approved by Council on the 18<sup>th</sup> October 1999 (MP99/3513))

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## **1.0 Introduction**

- 1.1** The Mango Hill Infrastructure Development Control Plan (DCP) provides for the creation of a sector within a precinct. The area of the sector may be chosen by the principal developer. The principal developer must then prepare a sector plan and lodge it with Council for approval in accordance with the relevant provisions of the DCP.
- 1.2** A sector plan is the final plan in the plan making process. Its purpose is to provide the code of development for the land in the sector. It will form the basis for assessment of development applications.
- 1.3** To the extent this sector plan provides development standards which are inconsistent with those in the planning scheme, local laws, policies and codes, the standards in this sector plan prevail as provided by clause 1.11 of the DCP.
- 1.4** To the extent this sector plan does not provide development requirements, then the provisions of the planning scheme relevant to the particular form of development will apply as also provided by clause 1.11 of the DCP.
- 1.5** The principal developer has created a sector to be known for planning purposes as the Sales and Information Sector. This document constitutes the sector plan for the Sales and Information Sector.
- 1.6** The location of the sector within the DCP area and the Lakeside Residential Precinct (the precinct) is shown on Figure 1.

## **2.0 Sector Plan Context**

- 2.1** The sector is located in the central southern part of the Lakeside Residential Precinct . It is broadly bounded in the north, east and west by the proposed lake and town park, and to the south by a road which connects with the main entry road of Lake Road South. The sector forms part of the town centre frame land use element. The location of the sector within the precinct plan is shown on Figure 2. The area of the sector is 5,050m<sup>2</sup>.
- 2.2** The plan in Figure 3 shows the final boundaries of the Town Centre Frame land use element relative to this sector. The Proposed Metes and Bounds Description of the sector is provided in Annexure A.

### **3.0 Desired Environmental Outcomes**

#### **3.1 General**

In relation to the land use element of Town Centre Frame, the DCP provides (amongst others) the following general desired environmental outcome:

*A(a) to reinforce the role of the town centre core by providing a range of complementary employment opportunities, facilities and services typically not provided in the core@*

#### **3.2 Specific**

The DCP provides for a number of specific desired environmental outcomes of which the following are relevant to this sector. They are:

*A(a) to reinforce and complement the role and function of the town centre core as a key component of the Major Employment Centre in the northern growth corridor.*

*(b) to provide opportunities for a wide range of high order employment, entertainment and tourism, services and housing for local and regional residents which may not be appropriate to a town centre core location having regard to their particular character.*

*(c) to provide small scale incidental retail facilities generally intended to service the town centre workforce and residents or as part of a mixed use development.*

*(f) to maintain a high level of flexibility in planning for future development for a range of activities which are expected to change.@*

### **4.0 Planning Intent**

**4.1** Clause 5.2 of the DCP provides an outline of the planning intent for the Town Centre Frame. The frame area is intended to provide support facilities and services to the Town Centre Core and to provide a transition between the Town Centre Core and the Urban Residential Areas. It is intended that major activities may include administrative offices, commercial premises, community infrastructure, major recreation and leisure facilities, and areas of medium and high density residential development.

#### **4.2 Initial Planning Intent**

The short to medium term planning intent for the Sales and Information Sector is to provide premises from which the principal developer can:

- C display information about the development of the DCP area;
- C conduct its marketing activities for land in the DCP area; and
- C plan and manage development of the DCP area.

Other uses compatible with this primary intent, such as offices, community and cultural facilities, restaurants, catering premises and the like, would be acceptable. Furthermore, it is intended that, as a service to early residents, part of the premises will be utilised to provide small scale convenience retailing as envisaged by Clause 8.3.1 of the DCP. It is also possible that part of the premises may be used for community purposes by initial residents of the development until the community centre referred to in Clause 12.7(e)(2) of the DCP has been established.

### **4.3 Long Term Planning Intent**

It is not intended that the sector will always be used for the specific purposes outlined in Clause 4.2 because, as development of the DCP area progresses, it may be necessary for the sales and information centre to relocate as development progressively moves to the north. If the centre does not relocate during the development phase, its primary purpose will likely cease when build-out of the project occurs. Ultimately, when the sector ceases to function as a sales and information centre, it is intended that the building or buildings be used for other purposes consistent with the planning and development intents for the town centre frame area. Given the location of the sector in the transition area of the town centre frame and adjacent to the lake, other suitable uses could include medium density residential, catering premises, child care centre, commercial services, community premises, convention centre and cultural facility, educational establishment, indoor recreation, motel, offices, restaurant and shops. Ultimately, these uses could be provided as standalone facilities or as part of mixed use development of the sector. It is anticipated that a number of these uses will be required to be licensed under the Liquor Act. However, whether licensed or not, all future uses in the sector should take reasonable measures to ensure the amenity of residents on the opposite side of the lake is not compromised.

## **5.0 Development and Landscape Concept**

### **5.1 Development Concept**

The Sales and Information Sector is proposed to be developed as a landmark building in a park setting within the Mango Hill development. It is intended to house a range of uses associated with the planning, construction and marketing of the development, as well as satisfying the convenience shopping and possibly community needs for the initial residents.

The development will integrate the sector's lakeside setting with elements of adjoining precincts and sectors, viz. commercial, mixed use, residential and open space development. Located in the transition area of the town centre frame, it will reflect the less intense form of town centre development planned for these areas and will have more of a low rise >village= character than a built form which dominates the urban landscape.

The sales and information centre will operate for some time as a focal point of the DCP area. Eventually it will be linked to development in the more southern parts of the town centre frame and in the town centre core by means of formal public roads, open spaces and paths.

Internally, development of the sector will take advantage of its idyllic lakeside setting which will influence the building siting and the architectural and landscape character of development.

The Sector Plan Map shows the fundamental parameters for development within the sector, as a framework for the implementation of the development requirements and guidelines contained in this sector plan (refer Figure 4). It also indicates the desired relationships of proposed building(s) to the lake, landform, car park areas, pedestrian areas and the adjacent road.

## **5.2 Landscape Concept**

The landscape design for the sector is to embody two complementary approaches. One is related to scale and character of the area to be landscaped, the other is more generic and applies to the basic elements which comprise the landscape setting, such as selection of plant species, use of materials for paths and walls, signage and site furniture.

Planting is to be utilised to reinforce the distinctive character of development within the Sales and Information Sector. The low rise height of building(s) should ensure that trees planted in groups are visually in scale with development. Other landscape treatments should provide transitional space (e.g. when moving from the car park into the buildings or down to the lake edge), to frame views or to draw attention to areas such as the lake, and to create interest and contrast through careful selection of the form, texture and colour of planting. In particular, building and planting qualities are to be carefully attuned to provide compatibility in form and scale.

The landscape design for the sector promotes the planting of predominately native trees and understorey plantings due to their site endemic qualities, character suitability and ability to accept site conditions. The selective use of other compatible species may be appropriate to provide appropriate accents of colour and texture within the framework of native plant material.

Hard landscape elements are to meet the requirements for specific functions within the overall spatial context of the sector and its surrounds, established by the gentle topography, soft landscape, lake frontage and buildings. Selection of materials and design of hardscape items should be influenced by the intended natural character of the linear park system, and based

upon practicality and durability. A strong relationship will be established between the built forms and the hard landscape elements through a consistent use of complementary materials which are reflective of the site's natural features, textures and colours.

The Sector Landscape Plan provides the basic framework for the landscape design of the sector (refer Figure 5).

## **6.0 Land Use Rights**

**6.1** Clause 2.4.9 of the DCP requires the final specification of land use rights for land in a sector chosen from the supplementary table of development in the DCP for the particular land use element. If a purpose set out in column B of that supplementary table of development is not nominated for land in the sector, then that purpose thereafter for that land becomes permissible development (column C).

**6.2** Land within the sector may be used for the purposes specified in column A of the supplementary table of development for the Town Centre Frame land use element which is the subject of this sector plan.

**6.3** The following purposes in column B of the supplementary table of development for the Town Centre Frame land use element are nominated for the land in this sector, provided that clause 6.6 of this sector plan is satisfied.

- Apartments
- Catering premises
- Child care centre
- Commercial services
- Community premises
- Convention centre
- Cultural facility
- Educational establishment
- Indoor Recreation
- Motel
- Office
- Restaurant
- Sales and information centre
- Shop < 300m<sup>2</sup> GFA
- Townhouse Units

The other purposes set out in column B of the supplementary table of development for the Town Centre Frame element are permissible purposes for land in this sector (ie. they become column C purposes).



- 6.4** Where land in the sector is proposed to be used for more than one of the purposes set out in Clause 6.3, or where development for one of those purposes exists in the sector, then the proposed combination of purposes must be compatible. In determining the compatibility of mixed uses Council will have regard to the physical separation, design and siting of the proposed uses within the sector, scale and intensity of use, amenity considerations, and car parking and access provisions.
- 6.5** The Supplementary Table of Development (Town Centre Frame Element) setting out the final specification of land use rights for land in this sector is contained in Annexure C.
- 6.6** The scale of each use or combination of uses must not exceed the requirements and provisions of this sector plan unless Council's approval under section 11.0 has been obtained. This includes provisions for greater demand on water supply and sewerage infrastructure resulting from future alternative uses of the sector, as outlined in clause 10.5.3.

## **7.0 Development Requirements**

### **7.1 Introduction**

Clause 2.4.2 of the DCP requires a sector plan to specify development requirements for land in the sector. Clause 1.11 of the DCP provides that to the extent a sector plan does not provide these provisions, then the provisions of the planning scheme will prevail.

### **7.2 General Requirements for All Development**

The requirements for development specified in the planning scheme apply to development in this sector, except where inconsistent with requirements specified in clause 7.3 or the design and siting guidelines in Section 8 or where relaxations are granted in accordance with Section 11 of this sector plan.

For the purposes of this clause, where relevant:

- (i) references to a zone include a reference to the special development zone;
- (ii) references in the planning scheme to an attached flat are to be taken as a reference to an associated unit;
- (iii) references in the planning scheme to a multiple dwelling are to be taken as a reference to apartments; and
- (iv) references in the planning scheme to a local store are to be taken as a reference to a shop.

### 7.3 Specific Requirements

The following specific requirements apply to development within this sector:-

#### 7.3.1 Subdivision Requirements

Initially, it is not intended there be a subdivision of the sector. If the land in the sector is to be subdivided, then the minimum area, frontage and depth of proposed lots is to be determined by Council having regard to the proposed use of the lots, and the relevant requirements of the planning scheme relating to a comparable use or mix of uses and zoning (e.g. Central Business or Commercial Zones).

#### 7.3.2 Vehicular and Pedestrian Access

- .1 Ingress and egress from public roads is limited to the Vehicular Access Locations shown on the Sector Plan Map. No further access from public roads will be permitted.
- .2 Provision for pedestrian access must be made within the sector to enable the free, unobstructed movement of pedestrian traffic. Pedestrian access must be accommodated along the lake frontage (external to the sector) as shown by the Pedestrian Boardwalk Access on the Sector Plan Map.
- .3 A boardwalk at least 3 (three) metres wide must be constructed along the Pedestrian Boardwalk Access shown on the Sector Plan Map.

#### 7.3.3 Building Setbacks

The buildings must be constructed generally within the Generalised Building Area designated on the Sector Plan Map.

#### 7.3.4 Site Coverage and Building Location

- .1 The maximum site coverage within the sector is fifty per cent (50%).
- .2 Roof overhangs, verandahs, pergolas, external seating and recreational areas which are either wholly or partly open to the elements, such as shade structures, translucent roofs and the like, may project beyond the Generalised Building Area.

- .3 Basement car parking is allowed within the Generalised Building Area. A basement car park which does not project greater than one (1) metre above finished ground level to the top of the slab will not be included for the purpose of calculating maximum site coverage.
- .4 The location and extent of the building within the Generalised Building Area must respect the overall intent and character of development within the Town Centre Frame area and make appropriate allowances for landscape, pedestrian and car parking areas.

#### 7.3.5 Building Height

- .1 The maximum permissible number of storeys is three (3).
- .2 The maximum wall height of the buildings above finished ground level must not exceed 12 metres, but a central vertical feature or framed tower structure may extend above the building(s).
- .3 If a pitched roof is incorporated in the building design, the pitch must be a maximum of 35E. Minor components of the roof may exceed this maximum pitch provided they are integrated into the overall design and add visual interest to the overall roof form.
- .4 The form of development within the sector must respect its location at the interface between the Town Centre Frame and the adjacent town park and residential development. The built form is to be responsive to the site topography and the scale of adjacent development.

#### 7.3.6 Lighting Glare Management

- .1 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.
- .2 All lighting other than public lighting (e.g. road lighting) is to comply with AS 4282 - 1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm to 6am unless otherwise varied by Council.
- .3 External lighting must not cause unreasonable glare nuisance to surrounding residential development.
- .4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth.

- .5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

## **8.0 Design and Siting Guidelines**

Clause 2.4.2 of the DCP requires a sector plan to specify for land in the sector design and siting guidelines, landscaping requirements and signage guidelines. The following guidelines relating to the building, structures and landscaping apply to all development within the sector.

### **8.1 Buildings and Structures**

#### **8.1.1 Design Theme**

- .1 The buildings, frontage walls (if constructed) and other architectural elements within the sector must:
  - (i) achieve a design which provides a sense of identity for a sales and information centre or other Town Centre Frame development;
  - (ii) establish an harmonious, high quality and coherent overall built environment in keeping with the desired urban character of the Town Centre Frame area.
- .2 While a number of buildings may be developed on the sector they are to form part of the one integrated development. The design of the buildings must reflect a low rise **Aurban scale@** and be pedestrian friendly. A high standard of architectural design must be achieved in expressing the initial purpose as a sales and information centre.
- .3 The design of the development must address the lake and road frontages, include the use of architectural and landscape treatments which contribute to the creation of active pedestrian frontages and complement the adjacent Town Centre Frame development and town parklands.
- .4 The facades of the buildings when viewed from the street, car park and park frontages must:
  - (i) be visually interesting and accentuate entries and separate use areas; and

- (ii) provide relief elements to the building mass and attractive facades by use of such building techniques as banding in surfaces, recessed and stepped walls, entry structures, pergolas, windows, glass panels and the like.
- .5 The building form should be predominantly horizontal, with only limited use of vertical elements integrated into the design as special features. In particular, a primary vertical structure or unique roof form may contribute to symbolising the landmark function of development within the sector.
- .6 The design and siting of buildings and pathways is to establish and respect visual linkage to the lake as shown indicatively by the Visual/Pedestrian Link on the Sector Plan Map.

#### 8.1.2 Building Materials, Types, Colours and Quality

- .1 Consistent with the intended parkland setting, the incorporation of materials with natural and timeless qualities is generally appropriate.
- .2 Colours which blend with natural materials and the landscape setting are preferred as a background against which stronger or brighter tonal variations should be used to reinforce its landmark role.
- .3 Brighter colour accents are acceptable for minor detail elements such as tower elements, window and door frames, columns, handrails and ornamental features, primarily to provide increased visual interest and variety, and to enhance the landmark qualities of the development.
- .4 In order to avoid unreasonable glare nuisance to surrounding residential development, the major materials and colours must not be highly reflective.
- .5 Building roofs, fascias and cappings must satisfy the design criteria established above. Preferred major roofing materials include prefinished metal, clay, concrete or timber products. The application of these materials must minimise any reflective nuisance to surrounding development.
- .6 Building walls must present as solid and permanent elements utilising quality finishes. Preferred major wall materials include rendered finishes which are pigmented or painted, or natural material finishes such as face brick or concrete block, or combinations of these finishes.
- .7 Promotional and other display advertising features are not considered to be building materials for the purposes of this sector plan.

- .8 All materials must be clean and free from defects.

### 8.1.3 Plant and Equipment

Plant and equipment must comply with the following requirements:-

- .1 all air conditioning/ventilation plant and other equipment located on the roof or located externally around the building must be treated as an integral part of the building form and screened from view from external roads by timber or metal fences or louvre panels coloured to match the roof (if on the roof) or otherwise to match with surrounding materials;
- .2 if located externally around the building it must be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Council;
- .3 if satellite dishes are installed, they must be located in visually unobtrusive locations, preferably near screens to plant or service areas. Where located on roofs, satellite dishes must be positioned to reduce visibility from the adjacent roads or public open space, and where practicable located away from the side walls, parapets or eave lines of the building.

### 8.1.4 Building Design for Climate

- .1 The building must incorporate appropriate responses to the South-East Queensland climate. This may include the use of verandahs, overhangs, screens, shade structures and semi-enclosed outdoor spaces, to allow enjoyment of the outdoors while also providing relief from the sun, wind and rain.
- .2 Suitable landscape elements must be incorporated to enhance the building design's response to the climate by providing further sun protection and to minimise the impact of strong winds.

### 8.1.5 Building Footprint

- .1 The building must be constructed generally within the Generalised Building Area shown on the Sector Plan Map.
- .2 The location of the building footprint must take account of topography, drainage, services, orientation, microclimate considerations, vehicular access, pedestrian movement patterns, streetscape and landscape design, neighbouring site development and the overall legibility of the sector.

## 8.2 Landscaping

### 8.2.1 Design Strategy

- .1 Landscaping is an integral part of the total design of the DCP area. The landscape elements and building forms in this sector must be harmonious and visually unifying. Landscape development must also blend with the landscaping of the adjoining town park (major open space) and major streetscapes, and be generally consistent with the Landscape Concept Plan for the Lakeside Residential Precinct.
- .2 Landscaping within the sector must:
  - (i) unify the sector through planting type, texture, colour and hard landscaping elements;
  - (ii) be in scale with the building(s) and outdoor spaces;
  - (iii) create a comfortable and attractive environment;
  - (iv) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area;
  - (v) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting;
  - (vi) address the landscaping of the areas shown on the Sector Landscape Plan in accordance with the requirements of this sub-section; and
  - (vii) ensure that if plant species are chosen which are different for the purpose of creating visual and horticultural interest, they are nevertheless compatible aesthetically and ecologically with each of the other species chosen for the various areas.

### 8.2.2 External Landscape

The locations of street planting along the frontage of the sector are shown indicatively on the Sector Landscape Plan. The location of frontage trees must take into account viewing opportunities to the building and sightline requirements at vehicular entry points.

The person who undertakes the development or uses the sector must provide this external frontage landscaping (unless already provided) prior to the use commencing.

### 8.2.3 Internal Landscape

A minimum of 10% of the sector must be landscaped, including courtyard areas and semi-enclosed outdoor spaces integrated with the built form. While the final definition of internal landscape areas will be dependent on the final design and siting of the building(s), the sector is to be landscaped in accordance with the design principles shown indicatively on the Sector Landscape Plan and outlined below:

#### .1 Entry Areas

Any planting adjacent to the Vehicular Access Points must highlight the access to and from the sector and ensure vehicle drivers' sightlines are maintained. These areas may be turfed and/or planted each side of the driveway with a variety of plant species, including some flowering groundcovers and low shrubs to create visual interest, and may incorporate primary signage walls/elements for identification of the sector.

#### .2 Frontage Area

The road frontage area must be turfed and planted so as to create a high degree of presentation and a permeable landscape setting which blends with the streetscape planting and the landscaping of the adjacent town park. The landscaping of these areas must soften, enhance and provide scale to the built form without obscuring its visibility from the road or park. This may be achieved by means of vertical elements in the form of canopy trees to balance out the horizontal appearance of en masse ground covers and small shrubs.

#### .3 Generalised Landscaped Carparking Area

Landscaping for surface car parking areas is to include advanced shade trees planted at a rate not less than one tree per six vehicle spaces, except where shade structures are provided. Pergola or shade structures may be constructed in car parking areas provided they blend with the built form and landscaping of the sector.

#### .4 Other Internal Landscape Areas

Other Landscape Areas within the sector are to be planted to provide shade protection, visual interest and soften the built form, as well as screening unwanted views of loading areas, garbage bin areas, outside storage areas and plant and machinery. Landscaping of these areas may include trees, shrubs and groundcovers, turfed open spaces, hard landscape elements (e.g.. paved areas and outdoor fittings and furniture), screen fences and water features.



The final locations of other internal landscape areas will depend upon the detailed site layout and building design which will form part of subsequent development applications.

The species of trees, shrubs and groundcovers are to be selected from the Plant List (refer to Annexure B). Plants of similar characteristics may be substituted for a species in the Plant List, if approved by Council.

#### 8.2.4 Landscaping and Planting Plan

The final landscaping and planting within the sector, including details on planting size, layout and density, must be carried out in conformity with a Landscape and Planting Plan prepared in accordance with the requirements of this sector plan by a qualified Landscape Architect. This plan must be submitted to and approved by the Council prior to the issue of a development approval for building works.

#### 8.2.5 Hard Landscape Elements

- .1 Frontage walls, if provided, must incorporate stepping, recessing, piers or other treatments to achieve visual interest and enhance the sector frontage. These walls must be consistent in appearance, provide a unifying element and visual enhancement of the overall development, and be softened with landscaping.
- .2 Free-standing walls, retaining walls and any other landscape structures must complement the built form and the landscape setting, including the use of complementary materials and colours.
- .3 Paving and other hard surface treatments may be provided where required in vehicular, pathway or landscape areas.
- .4 Other internal driveways and car parking areas must generally be of asphaltic concrete construction.
- .5 Water features, rock pools and the like may be incorporated into the landscape to create an ambience at building entries and frontages, as well as enhancing the visual link to the lake.

### 8.3 Signage and Artworks

8.3.1 Signage within the sector must provide:

- .1 visible and legible signs;

- .2 an uncluttered streetscape;
- .3 professional and co-ordinated graphics for the identification of different uses within the sector; and
- .4 signs compatible with their surroundings.

8.3.2 Two categories of sign are permitted, as follows:

**.1 Primary Signage**

- (i) Primary Signs which identify the development as a whole may be located along the street frontage of the sector, generally adjacent to the Vehicular Access Locations shown on the Sector Plan Map. These signs are to be integrated with the frontage wall (if provided) or contained in a monument structure within landscape areas.
- (ii) Primary signage which identifies the development may also be located on the front facade of the building provided it is complementary to the overall building design. A front facade primary sign must not exceed 10 square metres in area. It must also be attached to the structure of the building and not to awnings and the like.

**.2 Other Signage**

All other signage within the sector must be subordinate in form and size to the primary signs and provided only for the following purposes:

- (i) to provide direction;
- (ii) to identify areas and intended uses; and
- (iii) to provide information and marketing identity.

The size, placement, materials and colours of all signage are to be complementary to the built form and landscape setting.

8.3.3 Signage which extends above the walls or roof fascia lines of buildings must be integrated with the architecture.

8.3.4 Signage must be designed to prevent confusion to prospective customers or users of facilities within the sector.

- 8.3.5 Works of high quality urban art, including paving patterns, water features and sculptures, are encouraged. These artworks must contribute strongly to enhancing the architecture and landscape, and achieve humanising elements.

#### **8.4 Development Undertaken in Stages**

- 8.4.1 If development is undertaken in stages, the area for future development must be landscaped so the presentation of the sector to street and park frontages does not give a temporary or partially completed appearance.

- 8.4.2 On completion of work in any stage:

- .1 the remainder of the sector must be cleared of all rubble, debris and construction material and equipment; and
- .2 the land must be grassed so as to be capable of being mown and landscaped. Landscaping must include perimeter planting of advanced specimens of fast growing native species of a minimum height of one point five (1.5) metres.

### **9.0 Car Parking**

Clause 2.4.2 of the DCP requires a sector plan to specify for land in the sector car parking requirements. Clause 1.11 of the DCP provides that to the extent a sector plan does not provide these provisions then the provisions of the planning scheme will prevail. No special provision for car parking is made by this sector plan and, as such, the relevant minimum car parking requirements of the planning scheme for uses developed on the site are to be applied.

### **10.0 Infrastructure Obligations of the Principal Developer**

#### **10.1 Infrastructure to be Provided**

The infrastructure required to be provided by the principal developer to serve the sector includes internal and external infrastructure to be provided in accordance with 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:

### 10.1.1 Roads

Construct the following roads including carriageways, stormwater drainage, verges, bus setdowns, footpaths, bikeways, landscaping, traffic control devices and streetlighting. Any reference to initial construction in this section is a reference to construction approved by Council in accordance with the rezoning conditions and MHIA.

- .1 A four lane median divided arterial road (currently referred to as Town Centre Drive) between Node H and Node I in accordance with the MHIA and State Government Agreements. The initial standard of construction will be a two lane median divided road;
- .2 Anzac Avenue/Town Centre Drive intersection to suit the construction of Town Centre Drive between Nodes H and I and the requirements of the Department of Main Roads and Queensland Transport, including associated auxiliary right turn, left turn and stand-up lanes and traffic signals;
- .3 A two lane sub-arterial or trunk collector standard road (currently referred to as Lake Road South) between Node I and Node J in accordance with the MHIA. Part of this road may be constructed as a two lane median divided road with the approval of Council;
- .4 Construction of a road from Lake Road South to the western boundary of the sector to collector road standard, which may require widening in association with the provisions of development of the Town Centre Frame;
- .5 Intersection at Node I to suit the standard of construction of adjacent roads including auxiliary left turn, right turn and stand-up lands and traffic signals. The staging of traffic signals may be undertaken in accordance with the timetable approved by Council in accordance with the MHIA;
- .6 Bikeways and pathways required along the road and lake frontages to the sector and all the above external roads in accordance with the MHIA;

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 will 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.

### 10.1.2 Water

- .1 Construct a connection to Council water supply at Node 32 as shown on Figure 7 and construct a connection at Node 89 if the demand in this sector together with the total of demand provided for in other sectors already approved will exceed 500ETs.
- .2 If not already constructed, construct a water network within the DCP area (including those sections of the mains shown on Figure 7), necessary to service the anticipated demand within this sector.
- .3 Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

#### 10.1.3 Sewerage

Construct a sewerage system to service the sector and make contributions towards sewerage headworks in accordance with the MHIA and unless otherwise agreed with Council:-

- .1 Construct RM1 as shown on Figure 8 from pump station 1 (PS1) to Murrumba Downs;
- .2 Construct pump station 1 (PS1) shown on Figure 8;
- .3 Construct the trunk mains TM1 and part of TM1A as shown on Figure 8; and
- .4 Construct RM115 as shown on Figure 8.

#### 10.1.4 Park

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

#### 10.1.5 Stormwater

The principal developer must comply with the provisions of the Stormwater Management Plan for Tributary C as approved by Council and construct stormwater management works so far as they relate to this sector. The provisions of the Stormwater Management Plan override Clause 45(a) of the planning scheme.

In addition, the principal developer must construct stormwater drainage systems and stormwater management systems as required by MHIA and the Environmental Protection (Water) Policy.

## **10.2 Infrastructure Affected by Development**

Without the provision of additional infrastructure, the development of this sector may place demands on the following infrastructure:

- .1 Roads external to the DCP area and the sector;
- .2 Water Supply infrastructure;
- .3 Sewerage infrastructure;
- .4 Stormwater;
- .5 Parks;
- .6 Electricity supply;
- .7 Communications Systems; and
- .8 State Government Infrastructure.

The infrastructure described in clause 10.1, together with the obligations of the principal developer under the MHIA, is required to mitigate the adverse affects on such infrastructure.

## **10.3 How the Required Infrastructure Relates to the Infrastructure Agreement**

The MHIA describes the infrastructure which must be provided by the principal developer as part of its obligation to provide infrastructure as envisaged by chapter 12 of the DCP. The works described in clause 10.1 are the principal developer's obligations under the MHIA in so far as they relate to this sector.

Infrastructure Agreements are also to be entered into by the principal developer with the Department of Main Roads and the Queensland Transport. Infrastructure requirements of those State Government Departments will be imposed as conditions of relevant development approvals relating to this sector.

## **10.4 Program for Infrastructure Provisions**

The principal developer will provide all the infrastructure referred to in clause 10.1 at times to satisfy the requirements of the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the sector. Initial infrastructure works are anticipated to be constructed by 31st October 1999. The staging of the roadworks where approved by Council will be as described in clause 10.1.1 and the MHIA.

Except as described elsewhere in this Clause, no other works depend on the provision of this infrastructure.

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.

## **10.5 Water and Sewerage Demands**

As required by the Infrastructure Agreement, the principal developer states as follows:-

- 10.5.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 7.6 ET.
- 10.5.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 15.2 EP.
- 10.5.3 If a future alternative use of the sector imposes a greater demand on water supply and sewerage infrastructure than assigned in an approved development site, Council will approve the alternative use provided the developer demonstrates:
  - (i) that to do so will not adversely impact on minimum water supply and sewerage infrastructure standards within the DCP area and elsewhere if considered appropriate by the Council's engineer having taken into consideration development approved in the DCP area at the time of an application and future development in the DCP area as provided for by the DCP; and
  - (ii) that the principal developer will not be prevented from servicing the total number of ETs or EPs provided in the MHIA.

In the event the developer satisfies Council of the requirements in (i) and (ii) above, the Council will require the payment of headworks charges for ETs and EPs not already paid in respect of the proposed development.

## **11.0 Relaxation Power**

Council may relax the requirements contained in this sector plan or the planning scheme if the Council or its delegated officer forms the view that the relaxation sought:-

- .1 is minor in nature;
- .2 is unlikely to unduly affect the amenity of adjoining or adjacent properties having due regard to the character of the area and the nature of land use in the vicinity;
- .3 is unlikely to place additional demands of any significance on infrastructure;
- .4 is unlikely to give rise to any additional traffic hazard or parking requirement; and
- .5 is in accordance with the relevant intent and performance criteria contained in the precinct plan.

## **12. Definitions**

If a term used in this sector plan is defined by the DCP or the Infrastructure Agreement then that term or expression has the meaning given to it by the DCP or the Infrastructure Agreement unless the context otherwise requires.



# **ANNEXURE A**

## **PROPOSED METES AND BOUNDS DESCRIPTION OF THE SECTOR**

# METES & BOUNDS

MANGO HILL ESTATE – SALES & INFORMATION CENTRE

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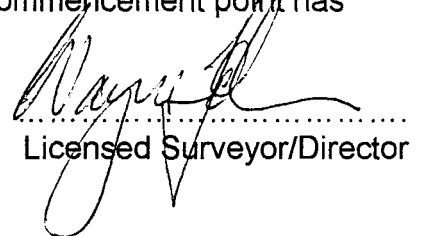
FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES  
EASTING – 501901.05 METRES, NORTHING – 6987141.38 METRES, THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 302°50'15"  
FOR A DISTANCE OF 23.316 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 279°00'10"  
FOR A DISTANCE OF 98.523 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9°00'00"  
FOR A DISTANCE OF 17.193 METRES (MORE OR LESS), THENCE  
IN A EASTERLY DIRECTION AT A BEARING OF 90°00'00"  
FOR A DISTANCE OF 8.845 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 12°00'00"  
FOR A DISTANCE OF 5.623 METRES (MORE OR LESS), THENCE  
IN A EASTERLY DIRECTION AT A BEARING OF 90°00'00"  
FOR A DISTANCE OF 12.697 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 11°59'50"  
FOR A DISTANCE OF 14.429 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 50°00'00"  
FOR A DISTANCE OF 4.498 METRES (MORE OR LESS), THENCE  
IN A EASTERLY DIRECTION AT A BEARING OF 89°38'00"  
FOR A DISTANCE OF 1.656 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 0°00'00"  
FOR A DISTANCE OF 3.625 METRES (MORE OR LESS), THENCE

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IN A EASTERLY DIRECTION AT A BEARING OF 90°00'00"  
FOR A DISTANCE OF 59 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 180°00'00"  
FOR A DISTANCE OF 3 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 116°37'10"  
FOR A DISTANCE OF 23.412 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 207°02'00"  
FOR A DISTANCE OF 0.615 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 116°35'15"  
FOR A DISTANCE OF 4.579 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 192°01'00"  
FOR A DISTANCE OF 3.369 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 282°01'05"  
FOR A DISTANCE OF 8.242 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 192°00'00"  
FOR A DISTANCE OF 1.54 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 282°00'00"  
FOR A DISTANCE OF 4.346 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 191°59'20"  
FOR A DISTANCE OF 11.615 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 113°31'10"  
FOR A DISTANCE OF 13.329 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 174°59'10"  
FOR A DISTANCE OF 36.371 METRES (MORE OR LESS),  
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
5050 SQUARE METRES (MORE OR LESS).

We, Pike Miris McKnoulty 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.

  
.....  
Licensed Surveyor/Director

# ANNEXURE B

## PLANT LIST

## Annexure B: Plant List - Sales & Information Sector

Botanical Name	Common Name
<b>Trees</b>	
<i>Acmena smithii</i>	Lilly Pilly
<i>Archontophoenix alexandrae</i>	Alexander Palm
<i>Backhousia citriodora</i>	Lemon Scented Myrtle
<i>Brachychiton rupestre</i>	Bottle Tree
<i>Delonix regia</i>	Poinciana
<i>Ficus Hillii</i>	Hill's Fig
<i>Ficus macrophylla</i>	Moreton Bay Fig
<i>Harpullia pendula</i>	Tulipwood
<i>Lagerstroemia indica</i>	Pride of India
<i>Livstonia decipiens</i>	Weeping Cabbage Palm
<i>Macadamia integrifolia</i>	Queensland Nut
<i>Metrosideros queenslandicus</i>	Queensland Golden Myrtle
<i>Oreocallis</i> sp. nova ( <i>wickhamii</i> )	Tree Waratah
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Syzygium leuhmannii</i>	Small-leaved Lilly Pilly
<i>Syzygium jambos</i>	Rose Apple
<i>Syzygium paniculatum</i>	Dwarf Magenta Cherry
<b>Shrubs</b>	
<i>Alocasia brisbanensis</i>	Cunjevoi
<i>Alpinia caerulea</i>	Wild Ginger
<i>Baeckea</i> sp. Mt Toza	Dwarf Baeckea
<i>Baeckea virgata</i> dwarf	Dwarf Baeckea
<i>Callistemon</i> Little John	Dwarf Bottlebrush
<i>Cordyline rubra</i>	Red Fruited Cordyline
<i>Cyathea australis</i>	Rough Tree Fern
<i>Cycas revoluta</i>	Cycad
<i>Doryanthes excelsa</i>	Giant Lily
<i>Grevillea</i> "Robyn Gordon"	Grevillea
<i>Grevillea</i> "Superb"	Grevillea
<i>Grevillea</i> Honey Gem	Grevillea
<i>Grevillea</i> Ned Kelly	Grevillea
<i>Lepidozamia peroffskyana</i>	Burrawang
<i>Leptospermum flavescens</i>	Wild May
<i>Leptospermum</i> Pink Cascade	Pink Cascade
<i>Melaleuca linariifolia</i> Snowflake	Dwarf Tea Tree
<i>Murraya paniculata</i>	Orange Jessamine
<i>Pittosporum revolutum</i>	Brisbane Laurel
<i>Pittosporum undulatum</i>	Mock Orange
<i>Syzygium</i> Elite	Compact Lilly Pilly
<i>Syzygium</i> Tiny Trev	Dwarf Lilly Pilly
<i>Tibouchina</i> Jules	Dwarf Lassiandra
<i>Tibouchina urvilliana</i>	Lassiandra

**Annexure B: Plant List -  
Sales & Information Sector**

Botanical Name	Common Name
<b>Groundcovers</b>	
Agapanthus orientalis	Lily of the Nile
Alternanthera dentata	Alternanthera
Anigozanthos hybrids	Kangaroo Paws
Austromyrtus dulcis	Midyim Berry
Blechnum cartilagineum	Fern
Brachyscome microcarpa	Forest Daisy
Brachyscome multifida	Cut Leaf Daisy
Cissus rhombifolium	Grape Ivy
Crinum pendunculatum	River Lily
Cymbopogon refractus	Barbed Wire Grass
Dietes bicolor	Japanese Iris
Dietes grandiflora	Japanese Iris
Gardenia radicans	Dwarf Gardenia
Grevillea Royal Mantle	Prostrate Grevillea
Hardenbergia violacea Bushy Blue	Bushy Blue
Hemerocallis species	Day Lily
Lomandra longifolia	Mat Rush
Myoporum ellipticum	Creeping Boobialla
Myoporum parvifolium	Creeping Boobialla
Ophlopogon japonicus	Mondo Grass
Ophlopogon japonicus Dwarf	Dwarf Mondo Grass
Viola hederacae	Native Violet
<b>Vines</b>	
Jasminum polyanthum	Star Jasmine
Trachelospermum jasminoides variegated	Variegated Star Jasmine
<b>Grasses</b>	
Cynodon dactylon	Green Couch
Danthonia induta	Wallaby Grass
Pennisetum alopecuroides	Swamp Foxtail
Poa australis	Native Poa
<b>Sedges/Rushes/etc.</b>	
Cyperus papyrus 'Dwarf'	Dwarf Papyrus
Juncus usitatus	Common Rush
Nymphaea caerulea	Cape Waterlily
Nymphaea gigantea	Water Lily
Nymphaea violacea	Native Waterlily

# **ANNEXURE C**

## **SUPPLEMENTARY TABLE OF DEVELOPMENT (TOWN CENTRE FRAME ELEMENT) FOR THIS SECTOR**



<p>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p><b>COLUMN A</b></p>	<p>Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</p> <p><b>COLUMN B</b></p>	<p>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p><b>COLUMN C</b></p>	<p>Purposes for which premises may not be erected or used (Prohibited Development)</p> <p><b>COLUMN D</b></p>
<p>Caretakers residence Local utilities Park</p>	<p><b>Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan, provided that section 6.6 of this sector plan is satisfied.</b></p> <p>Apartments Catering premises Child care centre Commercial services Community premises Convention centre Cultural facility Educational establishment Indoor recreation Motel Office Restaurant Sales and information centre Shop &lt;300m<sup>2</sup> GFA Townhouse units</p> <p><b>Any purpose in this column not nominated for land by the sector plan becomes for that land a permissible development</b></p>	<p><b>For land in a sector any purpose not listed in Column A, D or included in Column B but not nominated for that land in an approved sector plan</b></p>	<p>Adult product shop Agriculture Air strip Animal husbandry Aquaculture Bulk garden supplies Camping grounds Caravan park Cattery Cemetery Concrete batching plant Contractors 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 &gt; 1,500m<sup>2</sup> GLA Showground Simulated conflict Stable Stock sales yard Transport terminal Transportable home village Turf farming</p>

The provisions of the Supplementary Table of Development are subject to section 2.4.9 of this DCP.