

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 001 - 6000

for

Residential Sector Three

Lakeside Residential Precinct

North Lakes Development

15th December 1999

(Approved subject to conditions by Council on 18th October 1999. Amendments required by the conditions have been incorporated into this document. This document also incorporates amendments approved by Council on the 15th December 1999(MP99/4397))

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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 requirements which are inconsistent with those in the planning scheme, local laws, policies and codes, the requirements 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 *Residential Sector Three*. This document constitutes the Sector Plan for Residential Sector Three.
- 1.6 The location of the sector within the DCP area and the Lakeside Residential Precinct (the precinct) is shown on Figure 1.
- 1.7 The Lakeside Residential Precinct Plan (No. 001) outlines the intents and performance criteria to be complied with in the development of the sector. This sector plan outlines acceptable solutions which, if satisfied by development, will in turn achieve the requirements of the precinct plan.

2.0 Sector Plan Context

- 2.1 Residential Sector Three is located in the central part of the Lakeside Residential Precinct. It is broadly defined by the proposed North-South Arterial Road, Residential Sector Two (Sector Plan No. 001-4000) and the Town Park (Sector Plan No. 001-3000). The sector is part of the Urban Residential Area land use element. The location of the sector within the precinct is shown on Figure 2. The area of the sector is 8.0 hectares. After dedication of land for roads and parks the residential area will be approximately 5.6 hectares.
- 2.2 The plan in Figure 3 shows the final boundaries of the Urban Residential Area land use element relative to this sector. The Proposed Metes and Bounds Description of the sector is provided in Annexure A.

3.0 General Desired Environmental Outcomes

3.1 General

In relation to the land use element of Urban Residential Area, the DCP states the following general desired environmental outcomes:

- “(a) to establish residential villages that have a high level of amenity and sense of community;*
- (b) to establish residential villages that are appropriately designed in the context of ecological sustainability and offer a range of dwelling types that are conveniently located with respect to community facilities, open spaces and public transport.”*

3.2 Specific

The DCP provides a number of specific desired environmental outcomes as outlined below:

- “(a) To promote a diverse, innovative and highly flexible choice in low, standard and medium density housing in accordance with community aspirations, needs and affordability.*
- (b) To promote residential villages which are linked to the major road network, public transport services and community facilities through safe, convenient, legible local street and path networks.*
- (c) To provide residential villages which are focused on local open space and situated conveniently to local community facilities, including education and recreation facilities, convenience shopping and open space.*
- (d) To promote a community with a high standard of residential amenity characterised by convenience, accessibility, safety, privacy, high quality design and integrated planning.*
- (e) To ensure visual integration of residential development with the natural environment, including development responsiveness to the topography, drainage patterns and remnant stands of significant vegetation.*
- (f) To ensure the development of urban residential areas includes appropriate environmental protection measures and the potential effects of incompatible land uses or transport corridors are mitigated.*
- (g) To ensure urban residential areas develop sequentially and efficiently in residential villages, serviced with the community and engineering infrastructure necessary for achieving a high standard of residential amenity and quality of life for residents.”*

4.0 Planning Intent

4.1 Clause 6.2 of the DCP provides an outline of the planning intent for the Urban Residential Area, including the following summary:

“The urban residential area is intended to provide for a wide range of housing needs in a variety of forms, styles and densities to reflect the prevailing market demands. Residential development will occur in a collection of residential villages reflecting a range of densities being low, standard and medium density. Each village will focus on a centrally located village park. Villages are to be progressively developed having particular regard to the timely, efficient and economic provision of engineering and social infrastructure.”

4.2 The planning intent for Residential Sector Three is to provide a range of traditional and smaller lot types to allow a wide range of housing choice. Consistent with the DCP Planning Intent, these residences will be generally located within 400 metres of a proposed village park which is to be located adjacent to the sector (to the west).

5.0 Development and Landscape Concept

5.1 Development Concept

Residential Sector Three is proposed to be developed as a high quality, mixed residential community forming an integral part of the North Lakes development. It will comprise a range of traditional and smaller lot housing types as provided for in the DCP (refer Figures 7a and 7b), together with open space to be added to the town park and supporting engineering infrastructure.

The Proposed Plan of Subdivision for the sector is shown in Figure 4. This plan identifies the following key land use elements:

- (i) Part of a residential village accommodating approximately 95 dwellings occupying some 5.6 hectares (net residential);
- (ii) Approximately 1,389m² of additional open space to the adjacent town park; and
- (iii) An internal road network providing safe and convenient access for local traffic and occupying the balance of the sector area.

The broad principles for residential planning and design are outlined in the Lakeside Residential Precinct Plan (Plan No. 001). More specific development and urban design principles behind the residential layout concept for this sector include the following:-

- (i) Incorporation of a modified grid road layout with high connectivity and angling of roads where appropriate to improve responsiveness to topography, to vary the streetscape for visual interest and to slow and control traffic movements;
- (ii) Lots fronting the major road of the North-South Arterial having no direct vehicular access to this road reserve which will incorporate noise attenuation treatments and

landscape plantings;

- (iii) Provision for a bus route along the main east-west collector road;
- (iv) Collector roads linking adjacent parks together and connecting with external entries to the sector;
- (v) Continuation of a lakefront esplanade road along the southern edge of the sector to allow a greater sense of community ownership and opportunities for casual surveillance of the adjacent lake and town parklands.
- (vi) Future provision of a centrally located village park (adjacent to sector) to form an important community focal point for the sector and the western area of the precinct;
- (vii) Inclusion of roads and paths running north-south and east-west to allow visual corridors to village parks, as well as to the town park, lake and town centre frame, and to distant mountain views;
- (viii) Location of smaller lots generally on gentle topography and in close proximity to the proposed village park;
- (ix) Streets aligned to minimise rear drainage where practicable;
- (x) Design of rear lane lots on the eastern edge of the proposed village park with direct parkland frontage; and
- (xi) Location of traditional lots generally on steeper topography, with larger traditional lots in the southern part of the sector offering outlook to the lake and town parklands.

Residential development in the southern part of this sector should anticipate the future development permitted, without public notification, in the adjacent town park and Town Centre Frame areas.

5.2 Landscape Concept

The landscape structure and treatment of the sector is shown on Figure 6. The principal spatial elements or key areas of the Landscape Concept Plan for the wider precinct as applied to the sector may be summarised as follows:

- (i) **Town Park:** A further 1,389m² of additional open space to the town park which provides a focus for dwellings in the southern part of the sector and a major visual and recreational amenity for all dwellings within the wider precinct.
- (ii) **Village Park:** Centrally located adjacent (external) to the sector as an important open space and landscape focus for the precinct serving all dwellings within 400 metres (5 minute) walking distance.

- (iii) Streetscape Planting: Roads are to be planted with street trees as indicated in the Sector Landscape Plan, which is a more detailed interpretation of the Landscape Concept Plan for the Lakeside Residential Precinct. This may include widened road reserves and/or the off-setting of carriageways within standard road reserves to allow a widened verge for the planting of additional street trees. Such treatments are intended to enhance the landscape structure of important road/visual linkages such as the main east-west collector road and the north-south connection between the proposed village park and town park.

As part of the overall landscape strategy for the sector the land features, such as the gently undulating topography, natural drainage lines and ridge lines, have been recognised. This sensitive site planning will be enhanced by landscape plantings within private gardens, parks and along public road reserves.

The use of native species as the predominant plantings will visually reflect the existing natural setting of the DCP area, as well as offering benefits of reduced maintenance and water requirements (refer Annexure B). In addition, exotic and flowering species are likely to be used as feature planting, for example, to announce entries to the sector, distinguish roadway networks and provide visual interest and contrast in parks and gardens.

Park and street furnishings and lighting will be utilised in addition to landscaping to create more livable spaces for residents. These elements will be unified throughout the DCP area with a common theme.

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 to be 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 the 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 Urban Residential Area land use element which is the subject of this sector plan.
- 6.3 No purposes from Column B of the supplementary table of development for the Urban Residential Area land use element are nominated for land in this sector. Accordingly, those Column B purposes become permissible purposes for land in this sector (i.e. they become Column C purposes).
- 6.4 The Supplementary Table of Development (Urban Residential Areas Element) setting out the final specification of land use rights for land in this sector is contained in Annexure C.

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 10 of this sector plan.

For the purposes of this clause, where relevant:

- (i) references in the planning scheme to a zone are to be taken as 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; and
- (iii) references in the planning scheme to a multiple dwelling are to be taken as a reference to apartments.

7.3 Specific Requirements

The following requirements apply to development within this sector:-

7.3.1 Lot Number and Size

The maximum number of developable lots is 100, excluding proposed park and road reserves.

The minimum area of each residential lot type is to be as specified in Table 1.

7.3.2 Vehicular and Pedestrian Access

- .1 Indicative Vehicular Access locations are shown on the Sector Plan Map for smaller lots, premium courtyard lots (referred to as economy traditional lots in the DCP) and certain traditional lots where special locational circumstances dictate the need for specific access requirements. Other access point locations are acceptable where:-
 - (a) a swing-in garage is proposed; or
 - (b) the garage is not built to a zero lot line; or
 - (c) site specific issues warrant a different driveway location (e.g. as a response to land form, streetscape works or manoeuvrability requirements for vehicles).
- .2 Where optional vehicular access locations are shown on a lot (e.g. a corner lot), only one access point is to be used.
- .3 Restricted Lot Access is highlighted on the Sector Plan Map. Driveways to lots are not permitted along those highlighted frontages.
- .4 Provision for pedestrian access must be made within the sector as shown indicatively on the Sector Landscape Plan.
- .5 Additional pedestrian pathways may be provided in locations and to details approved by Council.

7.3.3 Lighting and 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 AS4282-1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm - 6am, unless otherwise varied by Council.
- .3 Lighting must provide the level of illumination necessary for safe vehicular and pedestrian movement through the sector.
- .4 Other than street lights, external lighting sources in public spaces generally should be concealed and light beams diffused.
- .5 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.
- .6 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

8.0 Design and Siting Guidelines

8.1 General Residential Guidelines

- 8.1.1 The Lakeside Residential Precinct Plan provides a comprehensive range of design intents and performance criteria for residential development which must be complied with in the development of Residential Sector Three. In addition to the precinct plan general criteria and by way of further elaboration on design intentions, a range of detailed residential design and siting guidelines have been included in this sector plan and are considered by Council to be acceptable solutions which are consistent with the performance criteria of the Queensland Residential Design Guidelines (QRDG).

The following guidelines relate to development on residential lots throughout the sector and, as stated above, represent acceptable solutions to a range of residential design and siting issues. The acceptability of modifications to any of the guidelines will need to be demonstrated to, and approved by, the Council after consultation with the principal developer. Any modifications will only be considered where site-specific issues warrant special consideration or where a variation can be demonstrated to achieve contemporary best practice in residential planning, design and development. The assessment of such modifications would be based on the intents and performance criteria specified in the Lakeside Residential Precinct Plan.

Figure 5, Sector Plan Map, shows the Proposed Plan of Subdivision and key design and siting controls for the various lots within Residential Sector Three. As required by clause 2.4.8 of the DCP, Figure 5 also shows indicatively the nature of intended development for urban residential land within 100 metres of the sector boundaries except for those parts of the sector which abut a major road (ie. the North-South Arterial Road) or major open space (ie. the town park).

8.1.2 Key Residential Design and Siting Requirements

Table 1 provides a summary of the key residential design and siting requirements in relation to the range of lot types proposed within the sector. The design and siting requirements in Table 1 for each lot type must be complied with in the development of that lot type.

TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS

LOT TYPE	MIN. LOT SIZE (m ²)	MINIMUM BUILDING SETBACKS									PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION *		OTHER REQUIREMENTS	
		FIRST STOREY					SECOND STOREY										
		Typical Av. Lot Width (m)	Front (m) [Subject to additional garage setbacks where relevant]	Rear (m) [See Cl. 8.1.5.2(iii)] Ø	Zero Lot Line [Mandatory where shown on Sector Plan Map]	Side Setback (m) [for non ZLL boundary]	Front (m)	Rear (m) [See Cl.8.1.5.3(i)] Ø	Zero Lot Line	Side Setback (m)	Indicative Location of POS shown on Sector Plan Map	Minimum Area (m ²)	Minimum Circle Diameter (m) Ø	On-site	On-street	Maximum Building Site Cover (%) ▲	Indicative Driveway Location shown on Sector Plan Map
Villa	320	10	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50% 60% for rear lane villas	Yes
Premium Villa	400	12.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.0	1.5	Yes	40	5	2	1 space per 2 lots	50	Yes
Courtyard	450	14	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	40	5	2	1 space per 2 lots	50	Yes
Premium Courtyard (Economy Traditional in DCP)	575	18	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	60	5	2	1 space per 2 lots	50	Yes
Traditional	640	20	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	No	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	40	No (except where specific access location required)
Dress Circle	830	22.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	No	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	40	No (except where specific access location required)

SEE IMPORTANT NOTES ON TABLE 1 OVER PAGE

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IMPORTANT NOTES ON TABLE 1

***NOTES ON CAR PARKING PROVISION:**

1. At least one on-site parking space is to be covered.
2. Where a single garage is proposed, a minimum front setback of 6 metres is required for the garage.
3. Where a third on-site parking space is required, the minimum front setback for a double garage will be 4.5 metres.
4. On-street parking space is to be provided within 25 metres of a lot frontage, except in the case of rear lane housing where the distance can be increased to 50 metres.
5. Villa lots are only permitted to have a single garage unless accessed from a rear laneway.
6. The minimum on-street car parking provisions for rear lane lots is one space per lot.
7. The parking of vehicles on a rear laneway is not permitted.

ØNOTES ON REAR LANE LOTS:

1. The minimum building setback for villa, premium villa, courtyard and premium courtyard lots accessed from a rear laneway is 0.75 metres from the laneway, except as otherwise noted in this sector plan.
2. Where a rear lane lot fronts a park, the garage is to be setback a minimum of 5.5 metres from the rear laneway.
3. The minimum circle diameter for a rear lane villa lot is four (4) metres.

▲NOTES ON BUILDING SITE COVERAGE:

1. Pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are permitted as additional building site coverage to a further maximum of 10% of the total site area.

In support of the requirements of Table 1, the design and siting guidelines outlined below are to be satisfied.

8.1.3 Lot Layout

- .1 Lots at the blind end of a cul-de-sac or on the curve of a road must have a minimum frontage of 6 metres subject to the access from the roadway to each of those lots being provided to the satisfaction of Council.
- .2 For rear access (battleaxe) lots, the access way is to be a minimum of 5 metres wide.

8.1.4 Building Controls

- .1 Only one detached house is permitted on each lot.
- .2 The maximum building height is ten (10) metres measured from the natural ground level to the top of the roof. The maximum number of storeys is two (2). Attics which are wholly contained within the roof space are not defined as a storey.
- .3 Site coverage, as specified for each lot type in Table 1, is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas and roof eaves. Pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage. However, for the purposes of this sector plan, the above semi-enclosed outdoor structures are permitted to a further maximum building site coverage of 10% of the total lot area.

8.1.5 Building Setbacks

- .1 Building setbacks for lots in the sector must comply with the setback requirements of Table 1.
- .2 *One Storey* (for single storey or ground floor of two storey buildings)
 - (i) The front setback from boundary to building line for each lot type nominated on the Sector Plan Map is to be the minimum specified in Table 1. Corners of garages and buildings may project up to a maximum of 0.5 metres excluding roof eaves into the front setback areas of villa, premium villa and courtyard lots and 1 metre excluding roof eaves into the front setback areas of premium courtyard, traditional and dress circle lots, provided the overall landscape amenity of the frontage is maintained and other relevant Council provisions, e.g. sightline requirements, have been satisfied.
 - (ii) For corner lots, the minimum side setback to the secondary street is 3 metres for premium courtyards (referred to as economy traditional

in DCP), traditional and dress circle lots, and 1.5 metres for rear lane, villa, premium villa and courtyard lots. The only exception to these requirements is where premium courtyard, traditional and dress circle corner lots have secondary frontage to a minor access or stub road reserve in which case the minimum side setback to this secondary frontage may be reduced to 1.5 metres. These setback requirements to secondary street frontages are shown on the Sector Plan Map.

- (iii) Apart from rear lane housing, the minimum rear setback is 6 metres incorporating a 3 metre building encroachment area (refer Figure 5) where dwellings may extend to an absolute minimum rear setback of 3 metres for a maximum of 60% of the width of the lots.
- (iv) Where lots have a zero setback side boundary nominated on the Sector Plan Map, it is mandatory for the external wall of the building to be built to this boundary in accordance with Council's requirements. A zero lot line tolerance of up to 0.25 metres is permitted to accommodate a gutter overhang. Where the 0.25 metre tolerance is used, fencing to the zero lot line boundary must not be provided for this length of external wall.
- (v) All other side boundary setbacks for each lot type nominated on the Sector Plan Map will be as specified in Table 1. Side entry canopies or gateway structures over dwelling entries are permitted within the side boundary setback area.
- (vi) A 600mm roof overhang is permitted within setback areas other than where buildings are built to a zero lot line boundary.
- (vii) Lengths of the dwelling built to setbacks of 1.5 metres or less, as specified in Table 1 for each lot type, must link between two useable open spaces and not exceed 15 metres in length in order to avoid long, narrow spaces.
- (viii) Setbacks other than zero lot line are to ensure unrestricted pedestrian access around the dwelling.

.3 *Second Storey*

- (i) The front and rear setbacks and the side setback to a secondary street frontage (corner lots) for each lot type nominated on the Sector Plan Map are to comply with the setback requirements specified in Clauses 8.1.5.2(i), (ii) and (iii).
- (ii) Where lots have a zero lot line side boundary nominated on the Sector Plan Map, the external wall of the second storey is to comply with the minimum zero lot line setbacks specified in Table 1. Building part of the second storey wall to this boundary is acceptable provided it does not exceed fifty percent (50%) of the length of the zero lot line

shown on the Sector Plan Map and the building design, detailing and finish adds interest and softens the visual bulk of the zero lot line façade, and is responsive to privacy and overshadowing considerations of adjacent properties.

- (iii) Side boundaries which are not zero lot line are to have the minimum setbacks specified in Table 1.
- (iv) A 600mm roof overhang is permitted within setback areas other than where buildings are built to a zero lot line boundary.

- .4 A building or structure on a lot is to be structurally independent of a building or structure on an adjoining lot.

8.1.6 Private Open Space and Landscaping

- .1 The preferred location of the private open space nominated in Table 1 for each lot type other than traditional and dress circle lots is shown on the Sector Plan Map, although other locations within each lot are acceptable having regard to the natural features of the lot, desirable northerly orientation, view opportunities, housing layout, privacy considerations and the influence of neighbouring buildings or open space.
- .2 Major private open space is to have a maximum gradient of 1 in 10.
- .3 All private open space is to be designed to ensure useability, e.g. as entry courts, outdoor living areas or for service use as appropriate.
- .4 Landscape planting is to be provided, wherever practicable, to soften the appearance and give scale to dwellings and fences.
- .5 Of that part of a lot not used for buildings, driveways and parking (ie. the balance area), the use of permeable or absorbent finishes, eg. grass, planting or garden beds, is to be maximised. A minimum of 25% of the total lot area is to be absorbent landscaping. This requirement is of particular importance in the building setback areas of the lot.
- .6 The front yard of the lot is to be landscaped by way of the planting of trees, hedges, shrubs, grass, gardens or other forms of landscape embellishment, whether or not there is also provided pathways, driveways or privacy fences.
- .7 Between the building and rear fence, trees and shrubs are to be planted of a species likely to grow to provide a landscape canopy between buildings. The size, layout and density of trees planted in the rear setback area is to take account of the need for landscaping as privacy screening, as well as useable outdoor space and solar access considerations.

8.1.7 Building Appearance

- .1 Buildings are to address the street by having some habitable room windows facing the street, where practicable.
- .2 Building design, roof form, detailing and materials visible from public areas and adjoining properties are not to be in strong visual contrast with the character of attractive neighbouring buildings.
- .3 The incorporation of open frame construction elements is encouraged particularly where building facades face streets and parks, in order to create an architecture which softens the visual impact of the building, enhances the streetscape and responds to the climate and lifestyle of South-East Queensland. In particular, the use of verandahs, terraces, balconies, and pergolas is encouraged. Building designs incorporating projecting elements such as front rooms, bay windows, entry porticos and articulated plan forms are also encouraged in order to achieve interesting elevational treatments.
- .4 Carports and garages are to be designed to be compatible with the dwelling design, and for premium villa, courtyard, premium courtyard and rear lane housing, the maximum width is limited to a double garage or carport. A carport, where provided, is to have solid timber supports, or brick or masonry piers to match the dwelling.
- .5 The design, appearance and materials of all sheds greater than 9 square metres is to complement the appearance of the main dwelling.
- .6 The form and design of roofs are to have a residential character and complement the architecture of the dwellings. A minimum roof pitch of 25 degrees is to apply for all housing. Flat roofs are not permitted, unless they form a minor element of the roof form. Vaulted and other roof forms are to be considered on their merits by Council in consultation with the principal developer.
- .7 Open type pergolas may be built abutting any side boundary. No part of any such structure abutting a side boundary is to be attached to the wall of an adjoining building.
- .8 All buildings and structures are to be of good quality materials, fixtures, workmanship and finish.
- .9 Architectural and landscape design is to achieve a high standard of design for climate effects, soil conditions, and overall harmony and coherence.

8.1.8 Building Colours and Materials

- .1 Natural and non-reflective colours which are sympathetic to the colours and textures of the landscape, are the preferred major roof and wall colours for residential development (eg. cream, greys, grey-greens, brown-greens).
- .2 Highly reflective, dark or bright colours are not permitted as major roof and wall colours (eg. black, deep browns, dark blue, pearl white, unfinished metal).
- .3 Other colour accents, including brighter, stronger colours, are preferred only on detailed building elements such as window and door frames.
- .4 The major wall materials are to be one or a combination of the following:-
 - (i) Brick or masonry with rendered and painted texture finish;
 - (ii) Fibre cement with rendered and painted texture finish;
 - (iii) Facebrick;
 - (iv) Painted or stained weatherboard; or
 - (v) Stone or prefinished materials provided they have a natural appearance.

Other materials are to be considered on their merits by Council in consultation with the principal developer and, if acceptable, are to be recorded in Council's 'North Lakes Register of Alternative Acceptable Design Solutions'.

Consistent with the overall visual impact sought, the use of visually recessive materials for other building elements, e.g. clay tiles for roofing or exposed aggregate concrete for driveways, is encouraged.

- .5 Roofing materials are limited to the following:
 - (i) Corrugated prefinished and coloured metal sheets (e.g. colourbond); or
 - (ii) Clay or concrete tiles.

Roof materials and colours are not to be highly reflective.

Gutters and downpipes are to be prefinished or painted to match the dwelling, or to provide appropriate colour accents.

8.1.9 Design for Privacy, Solar Access and Energy Efficiency

- .1 Dwellings of more than one (1) storey should be designed and sited so as to minimise overlooking or overshadowing of adjoining dwellings and their private open spaces. An angled and/or staggered or stepped building configuration may achieve this by using the buildings themselves to screen private open spaces. Other measures to be addressed in the design and siting of houses in order to meet projected user requirements for visual and acoustic privacy are outlined in *Queensland Residential Design Guidelines*.
- .2 Appropriate building and landscape measures such as staggering of windows and avoidance of balconies of adjacent dwellings facing each other, use of privacy screens and shade devices and screen planting, should be utilised to improve visual privacy.
- .3 The design and siting of dwellings and the planting layout of trees should take into account a desirable northerly orientation of indoor and outdoor spaces to gain benefits from the sun in winter and to maximise natural lighting.
- .4 The inclusion of energy saving elements, such as ceiling and wall insulation, placement of doors and windows for ventilation, solar hot water heaters and gas supply systems, is encouraged in the design of the dwellings.

8.1.10 Garages/Carports

- .1 The minimum on-site parking provision for each lot type is to be as specified in Table 1.
- .2 The minimum garage setback along a rear laneway is 0.75 metres.
- .3 On lots where more than two on-site parking spaces are proposed, the minimum garage setbacks must be 4.5 metres and 6.0 metres for a double garage and a single garage, respectively. Alternatively the third on-site parking space may be provided as a “swing in” space perpendicular to the side boundary.
- .4 Triple garages are not acceptable unless it can be demonstrated that they will not adversely impact on the streetscape. A triple garage may only be acceptable on a Traditional or Dress Circle lot. Triple garages which are proposed to front the street will only be considered where the alignment of the third garage space is off-set 2 metres or more from the alignment of the other 2 garages or where the three garages are proposed as a combination of front facing and swing-in garages. A swing-in triple garage perpendicular to the side boundary and projecting forward of the front façade of the dwelling will be considered on its merits by Council in consultation with the principal developer.

- .5 On villa, premium villa and courtyard lots, garages are not to project forward of the front facade of the dwelling, in order to avoid a streetscape dominated by garages. The only exception to this is on lots which are splayed in shape where garages may need to be set forward of the front facade of the dwelling in order to be reasonably sited in relation to a narrow frontage to the street. Villa lots are only permitted to have a single garage unless accessed from a rear laneway.
- .6 On the larger premium courtyard, traditional and dress circle lot types, garages with garage doors facing the street may project forward of the front facade of the dwelling by a maximum of 3 metres, subject to meeting the overall minimum front building setback and the requirements for a third parking space as specified in Table 1.
7. Garages with garage doors which face the side of the lot, i.e. with “swing-in” access, may project forward of the front facade of the dwelling by a maximum of 6 metres or by a maximum of 8 metres where landscaping is provided along the front façade and additional vehicle manoeuvring is required. Swing-in garages and building projections which are forward of the front façade of the dwelling by more than 8 metres will be considered on their merits by Council in consultation with the principal developer. In any case, swing-in garages must meet the minimum front building setback requirement. A “swing-in” garage is to incorporate detailing in the wall facing the street complementing the character of the main dwelling (eg. incorporation of windows or glass panels).
- .8 Detailing of garage door surfaces to soften their visual impact to the street is encouraged, e.g. profiled panel lift doors instead of plain roller doors.

8.1.11 Boundary Fencing

- .1 In order to ensure a predominance of landscaping in front of buildings and hence more attractive streetscapes, front fencing is not permitted other than for:
 - (i) frontages (i.e. main street or park frontages) to rear lane lots;
 - (ii) secondary street frontages on corner lots; and
 - (iii) screening to private courtyards.
- .2 ‘Soft’ enclosures and demarcations of the front property boundary, e.g. hedges, earth mounding and landscape planting, are encouraged. Where hedges are established to delineate a front boundary, gates may be incorporated, providing established and vigorous plantings are utilised for hedges.
- .3 Where a wall or fence is required to enclose a front private courtyard it is to be setback a minimum of one metre from the front property line and

incorporated with landscape to the street frontage. It is to be a maximum of 1.8 metres high and constructed of face brickwork or masonry piers and base with coloured render of textured finish, and infills of matching masonry, coloured metal tube, painted or treated timber lattice or off-set timber palings boarded on both sides (commonly referred to as 'Good Neighbour' style fencing). The extent of the front courtyard fencing is not to exceed 50% of the lot width.

- .4 Fencing to secondary frontages on corner lots is to be a maximum of 1.8 metres high and finished one metre behind the main building line. Corner lot fencing is to match the style of the main dwelling and be constructed of one of the following:
- (i) face brickwork or masonry piers and base with coloured render of textured finish, and infills of matching masonry, coloured metal tube, painted or treated timber lattice or 'Good Neighbour' style timber palings;
 - (ii) painted or stained timber with boarding both sides, with capping and shaped posts; or
 - (iii) brushwood style fencing.

Fencing is to be incorporated with landscaping to the secondary street frontage.

- .5 Fencing to side and rear boundaries is to be a maximum of 1.8 metres high to provide a visual screen, and constructed of one or a combination of the following:
- (i) face brickwork or masonry with coloured render of texture finish;
 - (ii) painted timber with boarding both sides, with capping and/or shaped posts;
 - (iii) brushwood style fencing; or
 - (iv) timber paling fencing.
- .6 Fencing to side boundaries is to finish one metre behind the main building line. The colour, finish and design of all fencing is to complement the architecture of the dwelling and blend with the streetscape.

8.1.12 Driveways

- .1 Only one driveway is permitted for each lot. Other than for access to double garages on rear laneways, the driveway for dress circle, traditional, premium courtyard or villa (single garage) lots is to be no wider than 4 metres at the boundary of the lot and for courtyard and premium villa lots is to be no wider than 5 metres at the lot boundary.
- .2 At least 0.75 metres of screen planting or turf along the property frontage between driveways and side boundaries is encouraged in order to avoid driveways being immediately adjacent to one another.
- .3 Driveways are to be paved for their full width (ie. “car tracks” are not permitted).
- .4 Acceptable finishes for driveways are:
 - coloured concrete or clay pavers;
 - exposed aggregate or brushed coloured concrete finish; or
 - stencilled or stamped concrete.

Plain concrete driveways are not permitted.

Other driveway finishes may be considered on their merits by Council in consultation with the principal developer and, if acceptable, are to be recorded in Council’s North Lakes Register of Alternative Acceptable Design Solutions.

8.1.13 Ancillary Structures

.1 *Signs*

Signs and hoardings for advertising products and businesses are not permitted on residential lots with the exception of businesses being undertaken from home within the definition of a detached house, approved home occupations or display home signage, which may only be erected with the prior approval of the principal developer. Builders/tradespersons’ signs are permitted where they are required on lots during construction.

.2 *Air Conditioners*

Air conditioners are to be located below the eavesline and screened from public view. Air conditioning units may only be permitted above the eavesline if they are of a low profile and coloured to match the roof colour.

Roof-mounted or unscreened wall and window mounted air conditioning units facing the street or parks are not permitted.

.3 *Television/Radio Antennae & Satellite Dishes*

Internal or under the roof antennae are encouraged. An external antennae, if required, is to be located towards the rear of the dwelling. Satellite dishes are only acceptable below the roof line.

.4 *Solar Water Heaters*

Where practicable, solar water heaters are to be located on roof pitches which minimise their visibility from public areas. Solar collector panels are to lie on the roof and not be supported on a frame. Storage tanks are to be detached and concealed from view by locating them within the roof space.

.5 *Other Structures*

Clotheslines, hot water systems, gas systems or fuel storage tanks are to be screened or located away from any street or park frontage.

.6 *Unightly Objects*

To maintain an attractive overall streetscape, trucks, caravans, boats or trailers are not permitted to be parked on lots unless they are completely housed within a garage or carport or otherwise satisfactorily screened from public view.

8.2 Specific Guidelines for Rear Lane Housing

- 8.2.1 A rear lane detached house may incorporate a bedroom above a garage to encourage casual surveillance of the rear laneway, provided this dwelling space is integrated with the architectural appearance of the main dwelling.
- 8.2.2 A bedroom located above a garage is to be incorporated into the design of the garage, for example, by the use of roof volume and/or the continuation of the dwelling's construction elements.
- 8.2.3 Direct vehicular access from lots is not permitted along road frontages with Restricted Lot Access, as shown on the Sector Plan Map.
- 8.2.4 The design of garages, accommodation above them and walls, fences and landscaped areas is to be integrated to soften the visual impact, enhance the streetscape and add interest at the pedestrian level in the rear lanes.
- 8.2.5 Despite any other requirements for fencing in this sector plan, fencing to the main street or park frontage is permitted to be 1.2 metres high and constructed of masonry piers and base with coloured render of texture finish, and infills of coloured metal tube, painted or treated timber lattice or 'Good Neighbour' style timber palings. Fencing is to provide a gate, lych-gate or opening for pedestrian

access only. The colour, finish and design of the front fence is to complement the architecture of the dwelling.

- 8.2.6 Solid infill panels are permitted to the main street frontage boundary only where the major area of private open space is to that street frontage. In such cases, the extent of solid fencing should not exceed forty per cent (40%) of the lot width.
- 8.2.7 Solid infill panels are permitted to the rear lane boundary. However, retention of visual connection from the dwelling to the rear lane, for example, by means of a carport opening or indented sections of partly transparent infill panel fences, is encouraged for passive surveillance. Fencing style is to be a maximum of 1.8 metres in height and constructed of fencing materials consistent with Clause 8.1.11.5 (i) (ii) or (iii).
- 8.2.8 Fencing along the rear laneway frontage is to be articulated with an indent of one (1) metre for the placement of garbage bins.
- 8.2.9 Parking of motor vehicles in the rear lane is not permitted.
- 8.2.10 Where a rear lane lot fronts a park, the garage is to be setback a minimum of 5.5 metres from the rear laneway in order to allow for visitor parking on the driveway of the lot. To encourage the parking of visitors' cars on the lot, the driveways are not to be closed off by a gate.
- 8.2.11 Where a rear lane lot fronts a park, the principal address and letterbox location for the lot will be the rear laneway.

The maximum building site cover for a rear lane villa is 60% together with a further maximum coverage of 10% for semi-enclosed building elements as permitted for all lot types in Clause 8.1.4.3.

8.3 Landscaping of Parks and Road Reserves

8.3.1 Design Strategy

- .1 Landscaping is an integral part of the total design of the DCP area and landscape development within parks and road reserves in this sector must blend with the landscaping of the adjoining town park and be consistent with the Landscape Concept Plan for the wider precinct.
- .2 Landscaping within the sector must:-
 - (i) be predominantly native planting species;
 - (ii) unify the sector through planting type, texture, colour and hard landscaping elements;
 - (iii) be in scale with the buildings and outdoor spaces;

- (iv) create a comfortable and attractive environment;
- (v) screen utility installations from public view;
- (vi) ensure that planting effects are contextually appropriate within the broader landscape strategy for the precinct;
- (vii) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting;
- (viii) address the landscaping of the various areas as shown on the Sector Landscape Plan in accordance with the requirements of this clause; and
- (ix) 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.

.3 The species of trees, shrubs and ground covers used in parks and road reserves are to be selected from the Plant List in Annexure B. Plants of similar characteristics may be substituted for a species in the Plant List and other plant types may be permitted, if approved by Council.

.4 The Sector Landscape Plan (Figure 6) shows the areas of road reserves and parks to be landscaped based on the Proposed Plan of Subdivision.

8.3.2 Streetscape Design

The locations of street planting along the residential streets within the sector are shown indicatively on the Sector Landscape Plan. This plan also shows the indicative locations and alignments of carriageways and pathways, as well as threshold pavement treatments which may be provided.

8.3.3 Landscape and Planting Plan

The final landscaping and planting within parks and road reserves of the sector, including details on planting size, layout and density, must be carried out in conformity with Landscape and Planting Plans prepared in accordance with the requirements of this sector plan by a qualified Landscape Architect. These plans must be submitted to and approved by the Council at the time of lodging a development application for operational works or building works.

8.4 **Signage and Artworks within Parks and Road Reserves**

8.4.1 Signage within the road reserves and parks of 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;
 - .4 signs compatible with their surroundings; and
 - .5 generally simple, robust and low maintenance signage elements.
- 8.4.2 The location, form, scale, materials and colour selection of signage must be in keeping with the residential environment and must not dominate the urban landscape at ground level.
- 8.4.3 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 of the residential environment, and achieve humanising elements.

9.0 Infrastructure Obligations of the Principal Developer

9.1 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:

9.1.1 Roads

Unless already provided, 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 All internal collector and access roads and streets;
- .2 A four lane median divided arterial road for Waterford 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;
- .3 Anzac Avenue/Waterford Drive intersection to suit the construction of Waterford 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;
- .4 A two lane sub-arterial or trunk collector standard road for Memorial Drive 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;
- .5 A four lane median divided arterial road for Discovery Drive between Node J and Node C in accordance with the MHIA. The initial stage of construction will be a two lane median divided road between nodes J and K and work on road verges abutting the sector between nodes K and C;
- .6 A four lane median divided road (currently referred to as the North-South Arterial Road) with provision for a public transport corridor between Node C and Node D in accordance with the MHIA. The initial standard of construction will be a two lane road and/or work on road verges abutting the sector.
- .7 Intersections at Nodes I, J, K and C to suit the standard of construction of adjacent roads including, if required, auxiliary left turn, right turn and

stand-up lanes and traffic signals. The staging of traffic signals may be undertaken in accordance with a timetable approved by Council in accordance with MHIA;

- .8 Bikeways and pathways along internal collector roads and all the above external roads in accordance with the MHIA; and
- .9 A bikeway/pedestrian underpass under the road between Nodes J and K at the time of the initial construction of this section of road;

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.

9.1.2 Water

- .1 Construct internal reticulation systems to service all properties in the sector;
- .2 If not already constructed, construct a connection to Council water supply at Node 32 as shown on Figure 9 and construct a connection at Node 89 if the demand in this sector together with the total demand provided for in other sectors already approved will exceed 500 ETs;
- .3 If not already constructed, construct a water supply network within the DCP area (including those sections of the mains shown on Figure 9) necessary to service the anticipated demand within this sector; and
- .4 Make contributions towards water headworks and bulk water supply in accordance with the MHIA.

9.1.3 Sewerage

Unless already provided, construct all internal sewerage systems to service the properties in 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 10 from pump station 1 (PS1) to Murrumba Downs Sewerage Treatment Plant;
- .2 Construct pump station 1 (PS1) shown on Figure 10;
- .3 Construct trunk main TM1 as shown on Figure 10; and
- .4 Construct RM115 as shown on Figure 10.

9.1.4 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 as required by the MHIA to roads, parks and lots.

9.1.5 Parks

The requirements for park provision throughout the DCP area are set out in the DCP and the MHIA and those areas of the sector to be provided as park are shown on the Proposed Plan of Subdivision (refer Figure 4). The estimated area of each park type to be provided within this sector is as follows:

- Additional park to Town Park 1,389m²

9.2 **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 Community Facilities;
- .7 Electricity Supply;
- .8 Communications Systems, and
- .9 State Government Infrastructure.

The infrastructure described in Clause 9.1, together with the obligations of the principal developer under the MHIA, is required to mitigate the adverse affects on such infrastructure.

9.3 How the Required Infrastructure Relates to the Infrastructure Agreements

The MHIA describes the infrastructure which 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 9.1 are the principal developer's obligations under the MHIA in so far as they relate to this sector.

Infrastructure Agreements have been entered into by the principal developer with the Department of Main Roads and Queensland Transport. Infrastructure requirements under those agreements will be imposed as conditions of relevant development approvals relating to this sector.

9.4 Program for Infrastructure Provisions

The principal developer will provide all the infrastructure referred to in clause 9.1 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 April 2000. The staging of the roadworks where approved by Council will be as described in clause 9.1.1 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.

9.5 Water and Sewerage Demands

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

9.5.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 81.9 ET.

9.5.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 281.3 EP.

10.0 Assessment of Compliance with Precinct Plan Performance Criteria

As stated in section 8.1.1, the design and siting guidelines contained in this sector plan are considered by Council to be acceptable solutions which are consistent with the performance criteria of the *Queensland Residential Design Guidelines* and satisfy the performance provisions of the precinct plan. Other design and siting solutions will be considered by Council on their merits having regard to the performance criteria of the precinct plan.

11.0 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 SECTOR

METES & BOUNDS

NORTH LAKES - RESIDENTIAL SECTOR 3

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
EASTING - 501530.575 METRES, NORTHING - 6987421.974 METRES, THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 279°00'00"
FOR A DISTANCE OF 82.065 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 287°00'00"
FOR A DISTANCE OF 43.266 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 17°00'00"
FOR A DISTANCE OF 11.291 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 287°00'00"
FOR A DISTANCE OF 26.44 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 17°00'00"
FOR A DISTANCE OF 45.82 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 3°20'00"
FOR A DISTANCE OF 3.262 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 336°00'00"
FOR A DISTANCE OF 3.262 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 308°40'00"
FOR A DISTANCE OF 3.262 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 295°00'00"
FOR A DISTANCE OF 16.216 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 17°00'00"
FOR A DISTANCE OF 48.472 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 295°00'00"


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FOR A DISTANCE OF 9.968 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9ø00'00"
FOR A DISTANCE OF 147.068 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 115ø00'00"
FOR A DISTANCE OF 33.29 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9ø00'00"
FOR A DISTANCE OF 58.257 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 115ø00'00"
FOR A DISTANCE OF 20.221 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9ø00'00"
FOR A DISTANCE OF 86.082 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 99ø00'00"
FOR A DISTANCE OF 15 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9ø00'00"
FOR A DISTANCE OF 47 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 279ø00'00"
FOR A DISTANCE OF 10 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9ø00'00"
FOR A DISTANCE OF 79 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 99ø00'00"
FOR A DISTANCE OF 155.718 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 189ø00'00"
FOR A DISTANCE OF 45 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 279ø00'00"
FOR A DISTANCE OF 1.718 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 234ø00'00"

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FOR A DISTANCE OF 2.828 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 189°00'00"
FOR A DISTANCE OF 64 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 279°00'00"
FOR A DISTANCE OF 30.5 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 189°00'00"
FOR A DISTANCE OF 218 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 279°00'00"
FOR A DISTANCE OF 11.438 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 189°00'00"
FOR A DISTANCE OF 202.726 METRES (MORE OR LESS),
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
7.9951 HECTARES (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 -
Residential Sector Three:
Public Parks & Road Reserves**

Botanical Name	Common Name
Trees	
Acronychia laevis	Hard Aspen
Acacia aulacocarpa	Black Wattle
Acacia fimbriata	Brisbane Wattle
Acmena smithii	Lilly Pilly
Angophora costata	Smooth Barked Apple
Banksia integrifolia	Coast Banksia
Brachychiton acerifolium	Flame Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon salignus	Pink Tips
Callitris columellaris	Bribie Island Pine
Cupaniopsis anacardioides	Tuckeroo
Eucalyptus maculata	Spotted Gum
Eucalyptus microcorys	Tallowwood
Eucalyptus propinqua	Small Fruited Grey Gum
Eucalyptus ptychocarpa	Swamp Bloodwood
Eucalyptus resinifera	Red Mahogany
Eucalyptus signata	Northern Scribbly Gum
Eucalyptus tereticornis	Forest Red Gum
Eucalyptus tessellaris	Moreton Bay Ash
Euodia elleryana	Pink Euodia
Ficus Hillii	Hill's Fig
Ficus macrophylla	Moreton Bay Fig
Ficus obliqua	Small-leaved Fig
Grevillea robusta	Silky Oak
Jacaranda mimosifolia	Jacaranda
Leptospermum petersonii	Lemon Scented Tea Tree
Lophostemon suaveolens	Swamp Box
Melaleuca quinquenervia	Broadleaved Paperbark
Oreocallis sp. nova (wickhamii)	Tree Waratah
Pittosporum rhombifolium	Hollywood
Syzygium australe	Bush Cherry
Syzygium Blaze	Blaze
Syzygium Elite	Elite
Syzygium leuhmannii	Small-leaved Lilly Pilly
Waterhousia floribunda	Weeping Myrtle
Xanthostemon chrysanthus	Golden Penda
Shrubs	
Baeckea virgata	Twiggy Myrtle
Baeckea virgata dwarf	Dwarf Baeckea
Banksia Birthday Candles	Birthday Candels
Banksia ericifolia	Heath Banksia
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River
Callistemon Little John	Little John
Grevillea Coconut Ice	Coconut Ice
Grevillea Honey Gem	Honey Gem
Grevillea Majestic	Majestic

**Annexure B: Plant List -
Residential Sector Three:
Public Parks & Road Reserves**

Botanical Name	Common Name
Grevillea Ned Kelly	Ned Kelly
Grevillea Superb	Superb
Hovea acutifolia	Pointed Leaved Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca Claret Tops	Claret Tops
Melaleuca linariifolia	Snow in Summer
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Tiny Trev	Tiny Trev
Tibouchina Jules	Dwarf Lassiandra
Tibouchina urvilliana	Lassiandra
Westringia fruticosa	Wynyabbie Gem
Groundcovers	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Alternanthera dentata	Alternanthera
Austromyrtus dulcis	Midyim Berry
Brachyscome microcarpa	Forest Daisy
Brachyscome multifida	Daisy
Cissus antarctica	Kangaroo Vine
Cissus rhombifolium	Grape Ivy
Crinum pendunculatum	Swamp Lily
Cympogon refractus	Barbed Wire Grass
Dianella caerulea	Flax Lily
Dianella revoluta	Spreading Flax Lily
Dietes bicolor	Japanese Iris
Dietes grandiflora	Wild Iris
Doryanthes excelsa	Gynea Lily
Erigeron karvinskianus	Sea Side Daisy
Grevillea Bronze Rambler	Bronze Rambler
Grevillea Royal Mantle	Royal Mantle
Hardenbergia violacea	False Sarspiralla
Helichrysum ramosissimum	Yellow Buttons
Hibbertia scandens	Snake Vine
Kennedia rubicunda	Dusky Coral Pea
Lomandra longifolia	Mat Rush
Lomandra multiflora	Many Flowered Mat Rush
Myoporum ellipticum	Creeping Boobiella
Pennistemum alopecuroides	Swamp Foxtail
Poa labillardieri	Tussock Grass
Zierra Carpet Star	Carpet Star
Grasses	
Danthonia induta	Wallaby Grass
Cynodon dactylon	Green Couch
Pennisetum alopecuroides	Swamp Foxtail

**Annexure B: Plant List -
Residential Sector Three:
Public Parks & Road Reserves**

Botanical Name	Common Name
Poa australis	Native Poa
Themeda australis	Kangaroo Grass
Digitaria didactyla	Blue Couch
Vines	
Trachelospermum jasminoides	Star Jasmine
Pandorea jasminoides	Bower of Beauty
Hibbertia scandens	Snake Vine
Grevillea Royal Mantle	Prostrate Grevillea
Street Trees	
Acmena smithii	Lilly Pilly
Alphitonia excelsa	Red Ash
Angophora costata	Smooth Barked Apple
Backhousia citriodora	Lemon Scented Myrtle
Barklya syringifolia	Crown of Gold
Brachychiton acerifolium	Flame Tree
Buckinghamia celssissima	Ivory Curl Flower
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Bribie Island Pine
Cassia brewsteri	Leichhardt Bean
Cupaniopsis anacardioides	Tuckeroo
Eucalyptus maculata	Spotted Gum
Eucalyptus microcorys	Tallowwood
Flindersia australis	Crow's Ash
Grevillea baileyana	White Oak
Harpullia pendula	Tulipwood
Hymenosporum flavum	Native Frangipani
Jacaranda mimosifolia	Jacaranda
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca leucadendron	Fine leafed Paperbark
Melaleuca quinquenervia	Broadleafed Paperbark
Metrosideros queenslandicus	Lilly Pilly
Peltophorum pterocarpum	Yellow Flame Tree
Pittosporum rhombifolium	White Holly
Podocarpus elatus	Brown Pine
Pongamia pinnata	Pongamia
Syzygium australe	Bush Cherry
Syzygium leuhmanii	Small Leaved Lilly Pilly
Xanthostemon chrysanthus	Golden Penda

ANNEXURE C

SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR THIS SECTOR

SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR RESIDENTIAL SECTOR THREE

<p align="center">Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p align="center">COLUMN A</p>	<p align="center">Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</p> <p align="center">COLUMN B</p>	<p align="center">Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p align="center">COLUMN C</p>	<p align="center">Purposes for which premises may not be erected or used (Prohibited Development)</p> <p align="center">COLUMN D</p>
<p>Associated unit in association with lot types 1-3 (table 6.1 of the DCP) Caretaker's residence Detached house Display home Domestic storage and recreation structures where <8% of the site area Family day care centre Local utilities Park</p>	<p>Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.</p>	<p>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</p>	<p>Adult product shop Agriculture Air strip Amusement premises Animal husbandry Aquaculture Bulk garden supplies Camping grounds Car park Car wash Caravan park Casino Catering premises Cattery Cemetery Commercial services Communication services Communication station where part of any mast is higher than 10m above ground level, or is attached to a building and projects more than 3m from that building Community premises Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Cultural facility Dairy Educational establishment Entertainment library Extractive industry Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Helicopter landing site Hospital</p>

<p>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p>COLUMN A</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>COLUMN B</p>	<p>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p>COLUMN C</p>	<p>Purposes for which premises may not be erected or used (Prohibited Development)</p> <p>COLUMN D</p>
			<ul style="list-style-type: none"> Host farm Hotel Indoor recreation Institution Junk yard Kennels Licensed club Lot feeding Mini-brewery Motel Motor sport or shooting Occasional market Office Outdoor recreation Outdoor sales Passenger terminal Piggery Place of worship Poultry farm Re-cycling depot Restaurant Retail nursery Retail showroom Rural industry Service industry Service station Shop >200m² GFA Shopping centre Showground Simulated conflict Special use Stable Stock sales yard Technology industry Tourist facility Transport terminal Transportable home village Turf farming Vehicle hire depot Vehicle sales yard Veterinary clinic Veterinary hospital Warehouse

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