

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 009 - 1000**

**for**

**Major Community Facilities 'A' Sector One**

**Major Community Facilities 'A' Precinct**

**North Lakes Development**

**18 September 2001**

(Approved by Council subject to conditions, under delgated authority, on 18/9/2001  
(MP01/2843). The conditions have been included in this document.)

# Contents

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- 1.0 Introduction**
- 2.0 Sector Plan Context**
- 3.0 General Desired Environmental Outcomes**
  - 3.1 General
  - 3.2 Specific
- 4.0 Planning Intent**
- 5.0 Development and Landscape Concept**
  - 5.1 Development Concept
  - 5.2 Landscape Concept
- 6.0 Land Use Rights**
- 7.0 Development Requirements**
  - 7.1 Introduction
  - 7.2 General Requirements for All Development
  - 7.3 Specific Requirements
- 8.0 Design and Siting Guidelines**
  - 8.1 Buildings and Structures
  - 8.2 Landscaping
  - 8.3 Signage and Artworks
  - 8.4 Development Undertaken in Stages
- 9.0 Car Parking**
- 10.0 Infrastructure Obligations of the Principal Developer**
  - 10.1 Infrastructure to be Provided
  - 10.2 Infrastructure Affected by Development
  - 10.3 How the Required Infrastructure Relates to the Infrastructure Agreement.
  - 10.4 Program for Infrastructure Provisions
  - 10.5 Water and Sewerage Demands
- 11.0 Relaxation Power**
- 12.0 Definitions**

# Contents

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## List of Figures

1.	Planning Context	MCFA-SP1-F01	September 2001
2.	Precinct Plan Context	MCFA-SP1-F02	September 2001
3.	Cadastral Boundary Plan	MCFA-SP1-F03	September 2001
4.	Sector Plan Map	MCFA-SP1-F04	September 2001
5.	Sector Landscape Plan	MCFA-SP1-F05	September 2001
6.	Road Layout	MCFA-SP1-F06	September 2001
7.	Water Supply Headworks	MCFA-SP1-F07	September 2001
8.	Sewerage Headworks	MCFA-SP1-F08	September 2001

## Annexures

- A. Proposed Metes and Bounds Description of Sector
- B. Plant List
- C. Supplementary Table of Development (Local Community Facilities) for this Sector

## **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 *Major Community Facilities 'A' Sector One*. This document constitutes the Sector Plan for Major Community Facilities 'A' Sector One.
- 1.6 The location of the sector within the DCP is shown on Figure 1.
- 1.7 The Major Community Facilities Precinct Plan (No. 009) 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 This sector comprises a large proportion of the Major Community Facilities 'A' Precinct. It is bounded by the future extension of Discovery Drive and the Town Centre Frame to the west and south, the future extension of Memorial Drive together with linear park and district sportsfields to the north, and Anzac Avenue to the east. The sector covers part of the Major Community Facilities land use element. The location of the sector within the precinct is shown on Figure 2. The area of the sector is 16.3 hectares.
- 2.2 The plan in Figure 3 shows the final boundaries of the Major Community Facilities 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 Community Facilities, the DCP states the following general desired environmental outcomes:

*DCP, Cl.8.1.1:*

- “(a) To encourage the provision of an appropriate range of community facilities in convenient locations and in step with residents’ needs, integrated with the overall development of the DCP area*
- (b) To maximise the use and community benefits of community facilities through the provision of multi-purpose premises, the co-location of uses and establishing high levels of accessibility*
- (c) To achieve an integrated network of pleasant, safe public places for cultural and social interaction.”*

### **3.2 Specific**

The DCP provides a number of specific desired environmental outcomes, which are all relevant to this sector. They are:

*DCP, Cl. 8.1.2:*

- “(a) To integrate community facilities with the public transport system, the road network and the open space network.*
- (b) To ensure, within the context of a growing population and changing demography, that an appropriate range of community facilities and services are provided within convenient reach of, and which remain highly accessible to residents of, the DCP area and nearby urban areas.*
- (c) To ensure that capital and physical resources are utilised effectively and efficiently in meeting the needs for community facilities.*
- (d) To co-ordinate the planning and development of integrated community facilities, drawing upon the benefits of co-location and multiple use of shared facilities.*
- (e) To maximise the potential for social interaction within community facilities areas.”*

## **4.0 Planning Intent**

- 4.1 Clause 8.2 of the DCP provides an outline of the planning intent for all levels of Community Facilities. The designated area on the Structure Plan specifically for Major Community Facilities is primarily intended to fulfil a higher level purpose than the local community facilities nodes located in the Urban Residential Area. The DCP states that the designated major community facilities will fulfil a regional function or serve a population a part of which resides beyond the DCP area.

A secondary school campus is one of the desired environmental outcomes for this land use designation. An expansion of the secondary school to include a pre-school and primary school would be in keeping with this planning intent and the desired environmental outcomes. Other outcomes could include integrating a school campus with a range of complementary major and local community services. If a secondary education establishment does not eventuate, an alternative and acceptable outcome would be other community facilities and compatible land uses catering for social, educational, health or recreational needs of residents or visitors.

Retail, commercial, industrial or residential uses are generally not considered appropriate, although some retail or residential uses as minor and ancillary components of the overall development may be appropriate.

## **5.0 Development and Landscape Concept**

### **5.1 Development Concept**

#### **5.1.1 Background**

The broad land use principles for developing an educational establishment and possible other related uses in this location are outlined in the Major Community Facilities 'A' Precinct Plan (Plan No. 009). This precinct plan allows for an educational establishment to be located:

- (i) *opposite a linear park to enable direct access to the major bicycle/pathway system;*
- (ii) *to integrate the school sportsfields (located within the school campus) with the wider open space and recreation corridor of the adjacent linear park and district sportsfields;*
- (iii) *along planned bus routes which will likely follow the major roads bounding the sector;*
- (iv) *with convenient access to, and visibility from Discovery Drive which links the school campus to the residential villages of North Lakes and the external urban areas it is intended to serve; and*
- (v) *to form part of a wider major grouping of educational facilities at the eastern end of the adjacent Lakeside Residential Precinct."*

Major Community Facilities 'A' Sector One is likely to be developed as a high school/primary shared educational establishment. This development will provide a range of educational facilities as well as associated sportsfields/courts, and centrally located core facilities that will be integrated within the campus for the common use of all students. This educational establishment is expected to accommodate an anticipated enrolment of approximately 1,300 students and an estimated staff of approximately 110.

### 5.1.2 Planning Context

The sector has been located in proximity to other community facilities, the linear park system and future district sporting grounds. This is particularly advantageous for a newly developing community such as that of the DCP area, where the co-location of community facilities and related uses is possible and could potentially provide an important focus for residents.

Pedestrian and bicycle circulation to the sector will be a priority in the overall DCP area circulation and open space systems. The detailed design of the roads immediately adjoining the sector will need specifically to accommodate the pedestrian and bicycle movements associated with future uses. The linear park and Town Park to the north and north-west will provide the main spine of the pedestrian/cycleway network, incorporating the pedestrian/cycle underpass of Discovery Drive, which is linked to the Town Centre Frame, residential villages and local park system via lower order roadways and pathways.

The proposed development will have a scale that is suited to the physical character of the sector and its surrounds. The setting, opposite to the linear park and in a highly visible location from Anzac Avenue, Discovery Drive and the Town Centre Frame, will influence the architectural and landscape character of the development.

The Sector Plan Map shows the key 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 areas to sports facilities areas (eg. sportsfields), car parking areas, pedestrian areas and the adjacent roads.

### 5.1.3 Core Facilities

Core facilities associated with the development of an educational establishment will include administration offices, boardroom, facilities for a counsellor, casualty and sick room amenities, staff common room and a kitchenette. Other facilities may include, but are not limited to, the following:

- (i) Resource centre to accommodate a library, with the capacity to support multi-media and electronic learning activities.
- (ii) Performing arts centre likely to include music and drama practice and teaching rooms, amenities, stores and performance areas.
- (iii) A school hall and a gymnasium, including amenities.
- (iv) Laboratories, preparation areas, stores and staff areas.

- (v) Visual arts centre likely to include art areas and darkroom, preparation areas, stores and staff areas.
- (vi) Technology areas, project development, workshop and construction area, materials preparation area, stores and staff areas.
- (vii) Home economics centre likely to include kitchens, dining room, textile rooms, preparation areas, stores and staff areas.
- (viii) Canteen and amenities centrally located with good vehicular delivery access to serve the middle and senior schools.
- (ix) Campus storage likely to include a bulk store, field equipment store, cleaners' lunchroom, workshop, toilets and showers.
- (x) Outdoor facilities including two ovals, netball courts, tennis courts, grass volleyball courts, cricket practice wickets and provision for a possible future 25 metre swimming pool.
- (xi) Security measures likely to include security lighting and possibly cameras.

If developed as an educational establishment, parking and access provisions will need to include visitor and administration car parks, staff car parks, pre-school car parks and set-down bays, student set-down and pick-up including car parks and "kiss and ride" bays, and delivery bays for heavy vehicles.

## 5.2 Landscape Concept

As part of the overall landscape strategy for the sector, the site planning of the future uses will need to be responsive to the existing topography. Landscape planting will be used to reinforce the character of the development as well as encouraging the establishment of a landscape canopy around and over the planned low-rise buildings. Play areas and some outdoor spaces will also be sheltered, where practicable, to provide protection from the sun.

The use of native species as the predominant plantings will visually reflect the original 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 may be used as feature planting, for example, to announce entries to the sector, to provide shade trees in play areas and outdoor spaces or as accents of colour and texture within the framework of native plant material.

Hard landscape elements are to meet the requirements for specific functions established by the topography, soft landscape and buildings. Selection of materials and design of hardscape items should be influenced by the intended natural character of the adjacent linear park system, and based upon practicality, durability and child safety considerations. A strong relationship should be established between the built forms and the hard landscape elements through a consistent use of complementary materials, which preferably reflect the DCP area's natural features, textures and colours.

Both hard and soft landscape elements will permit the casual surveillance of activities and areas both within the campus and outside of the campus for crime prevention and safety reasons. Planting will be carefully located to ensure that opportunities for casual surveillance of all areas within the campus, especially key areas such as the library,



science centre and administration centre, vehicle drop-off areas, arrival areas, bus stops and children's play areas are maintained.

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 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 Major Community Facilities 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 Major Community Facilities land use element are nominated for the land in this sector, provided that clause 6.4 of this sector plan is satisfied:

- child care centre;
- community premises;
- cultural facility;
- educational establishment;
- indoor recreation;
- institution;
- outdoor recreation;
- place of worship; and
- special use.

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

6.4 While the primary use of the sector is likely to be an educational establishment, certain facilities such as meeting rooms, sportsfields and sporting courts (tennis, netball and the like) provided as part of the campus may be used for community purposes by other organisations or groups outside normal school hours. As highlighted above, the use of these facilities for community purposes by organisations or groups other than the school provider would be permitted development subject to conditions. In determining appropriate conditions for such uses, Council will have regard to the following relevant matters:

- (i) amenity considerations, including potential noise and lighting impacts (refer Part 7, Division 3 of the planning scheme and section 7.3.5 of this sector plan);

- (ii) car parking provisions (refer Section 9); and
- (iii) impacts on the local road network and vehicular access provisions (refer sections 7.3.2 and 10.1.1).

Consistent with the North Lakes development objective of drawing upon the benefits of co-location and multiple use of community facilities and services, the use by other organisations and groups of other facilities which are not listed above but form part of the educational establishment may also be appropriate. However, these other uses will be permissible development requiring the consent of Council. In considering applications for such developments, the Council will strive to maintain the overall character of community use in the sector.

- 6.5 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 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.
- 6.6 The Supplementary Table of Development (Major Community Facilities) 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 relevant to the particular form of development 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, references in the planning scheme to a zone are to be taken as a reference to the Special Development Zone.

### **7.3 Specific Requirements**

The following requirements apply to development within this sector:

#### **7.3.1 Subdivision Requirements**

Initially it is not intended that there be a subdivision of land within the sector. If the land in the sector is to be subdivided, then the minimum area and frontage of the proposed lots is to be determined by Council having regard to the proposed use of the land, and the relevant requirements of the planning scheme relating to a comparable use or mix of uses and zoning.

### 7.3.2 Vehicular and Pedestrian Access

- .1 Ingress and egress from public roads is limited to the Indicative Vehicular Access Locations shown on the Sector Plan Map (Figure 4). No direct vehicular access will be provided off Anzac Avenue or Discovery Drive.
- .2 An educational establishment, if developed, will be a significant traffic generator of motor vehicles, bicycles and pedestrians and will also generate public transport demands, plus a need for pick-up and set-down areas for both public and private transport. These areas will be provided both within the sector and adjacent to the sector boundary. External set-down points will include bus bays along Memorial Drive and adjacent to the sector and along the road forming the southern boundary of the sector. The layout of the internal service roads will also cater for a pick-up and set-down area(s) as well as appropriate provisions to service development in this sector.
- .3 If developed for an educational establishment, the layout and design of the sector must minimise potential conflicts within the sector between the car parking areas, bus stops, pick-up and set-down areas and children's access.
- .4 Car parking areas must be located adjacent to the boundaries of the sector, in response to the intended location of buildings and sporting facilities and to ensure traffic is distributed (rather than concentrated) within the road network. Car parking layout and design must allow for direct sightlines from the Generalised Building Areas fronting the car parks. Car parking, pick-up and set-down areas must be located and landscaped so as to be visible from the access roads, while maintaining the amenity of the adjacent streets.
- .5 The integration of the sector development within the wider community must be achieved by providing good connections to the open space system and the road and public transport network.
- .6 Provision for pedestrian and cycle movements across the sector must be considered in the detailed site planning. The location of bicycle parking areas and internal cycle and pedestrian routes and how they access the external road system is to have regard to the safety considerations of potential conflicts between motor vehicles, bicycles and pedestrians on the external road system.

- .7 Measures are to be undertaken to limit the pedestrian and cyclist movements from the precinct directly to Anzac Avenue. Such measures must focus movement to the existing and future signalised intersections.

### 7.3.3 Building Site Coverage and Location

- .1 The maximum building site coverage within the sector is fifty percent (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 The location and extent of the buildings within the Generalised Building Area must respect the overall intent and character of development within the Major Community Facilities 'A' Precinct and complement the adjacent Town Centre Frame and Lakeside Residential Precincts. Appropriate allowances are to be made for landscape, pedestrian and car parking areas.
- .4 Unless buildings are specifically designed to attenuate road traffic noise, a buffer to the nearest building from Anzac Avenue to the east of the sector will be provided as shown on the Sector Plan Map. The development within the buffer is likely to be courts, storage, playing fields and the like provided that the potential noise impacts associated with the surrounding major roads can be mitigated.
- .5 The development levels on the boundary of the sector are to take account of proposed finished levels of adjacent areas such as the district sportsfields and future roadworks.

### 7.3.4 Building Height and Form

- .1 The maximum building height is three (3) storeys. However, the height of any buildings directly fronting Discovery Drive and Memorial Drive must not exceed two storeys when viewed from these roads.
- .2 Facades of the buildings must be designed so that when viewed from the road frontages, frontage car parks and linear park frontages, they:
  - (i) are visually interesting and accentuate entries and separate use areas;
  - (ii) provide relief elements to the building mass and achieve 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; and

- (iii) provide built forms which incorporate a predominantly horizontal emphasis, with limited use of vertical elements integrated into the design as special features.

### 7.3.5 Lighting and Glare Management

- .1 Tennis courts located in the northern and eastern parts of the sector adjacent to the district sportsfields and Anzac Avenue may be lit for night use with downwards directional lighting meeting Australian Standard AS 4282-1997. These courts are to be isolated from any surrounding development so as not to cause a nuisance.
- .2 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.
- .3 All lighting other than public lighting (e.g. road lighting) and security 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.
- .4 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.
- .5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

### 7.3.6 Noise Control and Management

- .1 Noise sources such as air conditioning and refrigeration motors, public address systems, electronic school bells and the like, are to be fitted in locations to prevent the breakout of unacceptable levels of noise when measured at the closest sensitive receptors (eg. residences).
- .2 Vehicle loading areas and refuse storage bins are to be located and screened so as to minimise noise breakout and avoid nuisance impacts on the closest sensitive receptors.
- .3 The use of premises for “indoor recreation” or “cultural facility” will be in accordance with an acoustics management plan complying with Environmental Protection Policy (Noise).

### 7.3.7 Stormwater Management

- .1 Development within the sector must comply with the provisions of the MHIA, Council’s Design Manual, the Stormwater Management Plan for Tributary C as approved by Council and the Environmental Protection Policy (Water). The provisions of this stormwater management plan override Clause 45 (a) of the planning scheme.
- .2 Stormwater management works so far as they relate to the sector are to be provided.
- .3 Any development with the sector must not adversely affect stormwater flows through that part of the sector which is below a level of 0.5 metres above the level of a 100 year average recurrence interval flood event as determined by the Stormwater Management Plan for Tributary C or any variation thereof approved by Council. All works proposed within these areas, including fencing, must be submitted to Council for approval as part of the Development Application stage.
- .4 Development Applications must include chemical and fertiliser management plans for the development works and the ongoing use of the sector. Use in the sector must comply with the Chemical and Fertiliser Management Plans approved for that use.

## **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 buildings, structures and landscaping apply to all development within the sector.

### **8.1 Buildings and Structures**

#### **8.1.1 Design Theme**

The building and other architectural elements within the sector must achieve the following:

- .1 A design which provides a sense of identity for an educational establishment. A high standard of architectural design must be achieved in expressing the important community and educational purpose of this facility.
- .2 An harmonious, high quality and coherent overall built environment in keeping with the desired urban character of the Major Community Facilities area.
- .3 The promotion of community interaction and integration through the use of pedestrian friendly built form and urban design solutions, open streetscape and landscape character and fencing that allows for the visual integration of the development with the surrounding environment.

#### **8.1.2 Building Layout**

- .1 The buildings must be constructed generally within the Generalised Building Area shown on the Sector Plan Map.
- .2 The location of the building “footprints” must take account of topography, drainage, soil conditions, services, orientation, microclimate considerations, vehicular access, pedestrian movement patterns, streetscape and landscape design, neighbouring site development and the overall legibility of the sector.
- .3 Each individual building element developed within the sector must be designed and sited so as to create an integrated overall development. The design and scale of the buildings must reflect a pedestrian friendly character.
- .4 The positioning of the various building elements must address all road frontages surrounding the sector, including Discovery Drive, Memorial Drive, Anzac Avenue and the future lower order roads on the southern and

northern sides of the sector. Each facility within the sector may establish its own arrival point and address to the adjacent road network, while forming part of the integrated overall development.

- .5 The layout of the development must allow for both passive two-way surveillance of the campus and convenient access from within the sector and from in the adjacent linear park and sportsfields.
- .6 The location of the buildings and pathways must establish and respect movement patterns through the sector, connections to the linear park and to bus stops and car parks.
- .7 The integration of the buildings with indoor and outdoor spaces and play areas must ensure that the design, orientation and location of activities are appropriate to those uses as anticipated by this sector plan. Grandstands and shelters may be provided adjacent to ovals and playing fields.
- .8 Major changes in the gradient of the land must be accommodated in a manner sympathetic to views from surrounding urban development and the above guidelines. Major reshaping of the topography across the sector is not considered necessary or desirable to achieve the desired land use outcome.
- .9 The development must be protected from the adverse impacts of noise including major road traffic noise.

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

- .1 Consistent with the intended 'parkland' setting, the incorporation of materials with natural and durable qualities is preferred.
- .2 Colours that blend with natural materials and the landscape setting are preferred as a background against which limited stronger or brighter tonal variations may be used.
- .3 Brighter colour accents are acceptable for minor detail elements such as 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. Dominant use of bright colours on this highly visible sector is not permitted.
- .4 In order to avoid unreasonable glare nuisance to surrounding 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 corrugated pre-finished and coloured metal sheets, or clay or concrete tile 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 in colours and blend with natural materials and the landscape setting, or natural material finishes such as painted weatherboard or a combination of finishes.
- .7 The design, appearance, materials and colours of any storage sheds, garages and stores must complement the appearance of the main buildings.
- .8 All materials must be clean and free from defects.

#### 8.1.4 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 buildings must be treated as an integral part of the building form and screened from view to match with surrounding materials.
- .2 If located externally around the building they 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 and public open space and, where practicable, located away from the side walls, parapets or eave lines of the buildings.

#### 8.1.5 Building Design for Climate

- .1 The buildings should incorporate appropriate responses to the South-East Queensland climate. This may include the use of external shade structures such as verandahs, overhangs, screens, shade cloths and semi-enclosed outdoor spaces, to allow enjoyment of the outdoors while also providing relief from the sun, wind and rain.

- .2 Design issues in relation to the positioning of buildings on the sector must address the important need for comfortable conditions for occupants. Summer breezes are usually light north-easterly to south-easterly, while winter winds are predominantly westerly. The preferred building orientation is long axes running east-west, which will achieve good cross-ventilation.
- .3 The incorporation of energy efficiency measures in the design of buildings is encouraged, and may include the following:
  - (i) Siting of the buildings to avoid summer heat, capture winter warmth and maximise natural light.
  - (ii) Ventilation of the buildings to take advantage of prevailing breezes
  - (iii) Use of insulation in the ceiling-roof area, walls and floor.
  - (iv) Consideration of the positioning and size of windows to control the amount of heat entering the building.
  - (v) Incorporation of gas or solar hot water heaters and solar energy devices.
- .4 Suitable landscape elements must be incorporated to enhance the buildings' design response to the climate by providing further sun protection and to minimise the impact of strong winds.

## **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 linear park and major streetscapes, and be generally consistent with the Landscape Concept Plan for the Major Community Facilities 'A' 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 buildings 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) address the landscaping of the areas shown on the Sector Landscape Plan in accordance with the requirements of this subsection;
- (vi) 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; and
- (vii) establish appropriate screening of obtrusive uses to protect the visual amenity of the premises, the linear open space system and other nearby areas.

### 8.2.2 External Landscape

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

### 8.2.3 Internal Landscape

A minimum of 10% of the sector must be retained as absorbent landscape area, not including courtyard areas, paved outdoor areas and sportsfields. Internal landscape areas can include absorbent outdoor play areas and semi-enclosed outdoor spaces integrated with the built form. While the final definition of internal landscape areas will be dependent on the detail design and siting of the buildings, the framework of the landscape planting of the sector is to be 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 with a variety of plant species, including some flowering groundcovers and low shrubs to create visual interest, and may incorporate primary walls/ elements for identification of the sector.

#### .2 Landscaped Frontage Areas

The Landscaped Frontage Areas along all bounding roads must have a minimum width of 3 metres. They must be turfed and planted so as to create a reasonable standard of presentation and a permeable landscape setting, which blends with the streetscape planting, and the landscaping of the adjacent linear park and sportsfields. The landscaping of these areas

must soften, enhance and provide scale to the built form without obscuring it from the road. 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 Parking, Pickup and Set-down Areas

Landscaping for surface car parking is to include advanced shade trees planted at a rate of not less than one tree per six vehicle spaces, except where shade structures are provided. Where shade structures are provided, additional planting may be required to screen these structures.

Landscaping for bus set-down areas is to include advanced shade trees planted at a rate of not less than one tree per two bus bays. 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 Internal 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, external storage areas and plant and machinery. Landscaping must allow opportunities for two-way surveillance from buildings and vantage points beyond the campus to the internal landscape areas, to the drop-off areas and to the surrounding streets.

Landscaping around sportsfields is to provide shade, where practicable, while not interfering with the use of these fields. Landscaping will be used to frame the fields and courts and to visually break up the large expanses of open turfed areas.

Landscaping of the internal landscape areas may include trees, shrubs and groundcovers, turfed open spaces, hard landscape elements (e.g. paved areas, seating and outdoor fittings and furniture), screen fences and water features.

The final locations of internal landscape areas is dependent upon the detailed site layout and building designs, which will form part of subsequent Development Applications.

The selection of landscape material is to be cognisant of child safety considerations by excluding thorny or poisonous plants that may be hazardous to children.

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

Limited use of plants not on this list may also be included for the purposes of botanical studies.

#### 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 the 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 and Fencing

- .1 Retaining 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. They must be of a scale and materials that complement the dominant forms of the streetscape while responding to landform. Plain, untreated concrete will not be acceptable.
- .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 The design, materials and finishes of any boundary fence will reflect a high level of quality and durability and will be compatible with the proposed development.
- .4 Other than any requirements for solid acoustic fencing, fencing to road boundaries and the linear park and sportsfields will maintain a visual connection between the development and the surrounding areas.

Appropriate fencing styles include the following:

- (i) Face brick or rendered and painted masonry piers and base with infills of coloured metal tubes, timber battens or similar which may be appropriate as feature fencing or as part of a major address for the campus.
  - (ii) Coloured metal tubes ('pool fence' style).
  - (iii) Welded grid mesh fencing.
  - (iv) Timber post and rail fencing.
- .5 Fencing along the common boundary with the district sportsfields, if provided, will maintain a visual connection between the development and

the sportsfields so that the landscaping predominates and to allow for opportunities for casual surveillance into this area.

- .6 Special paving and other hard surface treatments may be provided where required in vehicular, pathway or landscaped outdoor areas. Acceptable finishes include coloured concrete pavers, exposed aggregate or brushed concrete finish, or stencilled or stamped concrete.
- .7 Where special paving treatments are not required, other internal driveways and car parking areas must be of asphaltic concrete construction or similar.

### **8.3 Signage and Artworks**

8.3.1 Signage within the sector must provide:

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

8.3.2 The following categories of signs are permitted:

- .1 Primary Signage
  - (i) Freestanding primary signage that identifies the development may be located along the access street frontages of the sector generally in close proximity to the Vehicular Access Locations shown on the Sector Plan Map. Primary signage is not permitted on the Discovery Drive frontage other than at the intersections with the access streets to the sector. A freestanding primary sign must be developed in association with frontage landscape areas.
  - (ii) Primary signage that identifies the development may be integrated with any frontage walls, entry statements or entry structures (if provided). This signage may be located along the access street frontages and generally adjacent to the Vehicular Access Locations of the sector as indicated on the Sector Plan Map. All primary signage must be developed in association with frontage landscape areas.
  - (iii) Primary signage that identifies the development may also be located on the front facade of the buildings, provided it is complementary to the overall building design. It must be attached to the structure of the building and not to awnings and the like.

- (iv) The materials, form and colour scheme of any primary signage must be of a high quality, complementary to the built form of the school, and may incorporate the school colours as colour accents.
- (v) Night lighting of any primary signage must not consist of neon or flashing lights. Backlit fluorescent lighting, in-ground spotlights or other special effects lighting of primary signage will be acceptable provided these solutions do not cause a nuisance to drivers or adjacent residents.

## .2 Other Signage

All other signage within the sector must be subordinate in form and size to the primary signage and not be obtrusive from the road frontages. Other signage will be complementary to the graphic style and colours approved for the primary signage and provided only for the following purposes:

- (i) to provide direction within the sector;
- (ii) signage to announce school events, achievements, etc.;
- (iii) to highlight children's safety issues; and
- (iv) to identify areas and intended uses.

Commercial advertising signage will not be permitted. The size, placement, materials and colours of all signage must be complementary to the built form and landscape setting.

- 8.3.3 Works of high quality urban art, graphics, sculptures, ornamental features, murals and patterned pavers are encouraged to enhance the built environment. These artworks should contribute to the built form and landscape environment.
- 8.3.4 Signage and graphics are not permitted on the roofs or above the roof fascia lines of buildings.
- 8.3.5 Signage and graphics must be designed to prevent confusion and clutter to users of facilities within the sector.
- 8.3.6 Other than the protocol requirements contained within *the Australian Flag Book*, flags and banners may be used on poles no higher than 6 metres above finished ground level. The school flagpole may be taller if required. The dimensions of flags and banners must be a maximum of 2 metres by 1.5 metres high and contain no fluorescent colours. Permanent bunting and streamers are not permitted.
- 8.3.7 The use of the North Lakes logo as an integral element of the signage and graphics is encouraged, subject to the agreement of the principal developer.

## **8.4 Development Undertaken in Stages**

- 8.4.1 If development within the sector is undertaken in stages, the area for future development must be maintained 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, the remainder of the sector must be cleared of all rubble, debris and construction material and equipment and grassed and planted so as to be capable of being mown and maintained.

## **9.0 Car Parking**

- 9.1 The sector is to include car parking for all uses generated by development of the sector including staff parking, student parking, visitor parking, delivery bays for heavy vehicles, parental set-down and pick-up parking and bus set-down spaces. Each parking facility is to be appropriately located for ease of access for the use being served by the relevant parking facility.
- 9.2 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. If the use is to be for an educational establishment, the minimum car parking requirements of Part 7, Division 2, Table 2 of the planning scheme in relation to staffing levels will apply and this provision will be taken to provide for staff, students and visitors.
- 9.3 In addition, the number of car parking spaces to be provided for student set-down and pick-up, and the number of bus set-down bays, is to be determined following submission of a traffic engineer's report as part of the supporting information accompanying a future Development Application for a Material Change in Use.
- 9.4 The car parking bays for people with disabilities must be provided for each user type in each car parking area at a rate not less than one car park per 50 and must be located close to the main access points to buildings and important activity areas.
- 9.5 Parking for bicycles must also be provided within the sector and located to suit bicycle infrastructure in the external road system and to permit casual surveillance of storage areas.

## **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 provisions 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

Unless already constructed, construct the following roads including carriageways, stormwater drainage, verges, bus set-downs, footpaths, bikeways, landscaping, traffic control devices and street lighting as applicable. 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 (North Lakes 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/North Lakes Drive intersection to suit the construction of North Lakes 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 The intersection at Node I to suit the standard of construction of adjacent roads including auxiliary left turn, right turn and stand-up lanes and traffic signals. The staging of traffic signals may be undertaken in accordance with the timetable approved by Council in accordance with the MHIA.
- .4 The initial stage of construction of a two lane trunk collector or sub arterial standard road between Node J and Node B and Node B and Node AJ in accordance with the MHIA. The initial stages are to be constructed from Discovery Drive to all accesses points shown on the Sector Plan Map at the time the relevant access is required. Each stage is to provide a turnaround facility, if appropriate.
- .5 The intersections at Node J and Node B to suit the standard of construction of adjacent roads including auxiliary left turn, right turn and stand up lanes and traffic signals. The staging of traffic signals may be undertaken in accordance with the timetable approved by Council in accordance with the MHIA.
- .6 Bikeways and pathways required along the road and park frontages to the sector and all the above external roads in accordance with the MHIA. The Major Recreational Pathway shown on Figure 4 crossing Tributary C between Community Facilities Sector One and Road J to B is to be constructed at the time of the initial construction of the road between Nodes J and B.

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 If not already constructed, construct a water supply network within the DCP area (including those sections of the mains shown on Figure 7), necessary to service the anticipated demand within this sector.
- .2 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; and
- .3 Construct the trunk main TM1 as shown on Figure 8.

#### 10.1.4 Park

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

#### 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.

Stormwater management works so far as they relate to the sector are to be provided in accordance with the MHIA, Council's Design Manual and the Stormwater Management Plan for Tributary C, including the construction of all drainage and landscaping works in Tributary C between the sector and the Road J to B shown in Figure 6.

In addition, the principal developer must construct stormwater drainage systems and stormwater management systems as required by the 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; and
- .7 communications systems.

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 Approval of State Government Infrastructure**

Education Queensland has agreed to construct a State middle and secondary school within this Sector and written acknowledgement has been provided by the State confirming this intention.

## **10.4 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 have been entered into by the principal developer with the Department of Main Roads and Queensland Transport. Any infrastructure requirements of those State Government departments relating to this sector will be provided in accordance with the existing agreements.

## **10.5 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 December 2001. 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.

## **10.6 Water and Sewerage Demands**

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

- 10.6.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 139 ET.
- 10.6.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 390 EP.

10.6.3 If a future alternative use of the sector imposes a greater demand on minimum water supply and sewerage infrastructure than assigned in an approved development site within this sector, 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 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.

## **12.0 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 THE SECTOR**

**METES & BOUNDS**  
**NORTH LAKES - PROPOSED LOT 726**

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FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES  
EASTING - 502633.454 METRES, NORTHING - 6986940.948 METRES, THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 277°33'25"  
FOR A DISTANCE OF 335.234 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 270°00'00"  
FOR A DISTANCE OF 42.528 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 297°00'00"  
FOR A DISTANCE OF 18.038 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 324°00'00"  
FOR A DISTANCE OF 36.823 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 330°00'00"  
FOR A DISTANCE OF 22.647 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 332°00'00"  
FOR A DISTANCE OF 62.217 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 16°04'00"  
FOR A DISTANCE OF 117.772 METRES (MORE OR LESS), THENCE  
IN A EASTERLY DIRECTION AT A BEARING OF 87°00'00"  
FOR A DISTANCE OF 7.118 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 79°00'00"  
FOR A DISTANCE OF 16.506 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 66°30'00"  
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 53°29'45"

FOR A DISTANCE OF 137 METRES (MORE OR LESS), THENCE  
 IN A NORTH EASTERLY DIRECTION AT A BEARING OF 40°00'00"  
 FOR A DISTANCE OF 19.772 METRES (MORE OR LESS), THENCE  
 IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 124°00'00"  
 FOR A DISTANCE OF 22.172 METRES (MORE OR LESS), THENCE  
 IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 99°00'00"  
 FOR A DISTANCE OF 60.82 METRES (MORE OR LESS), THENCE  
 IN A EASTERLY DIRECTION AT A BEARING OF 89°00'00"  
 FOR A DISTANCE OF 244.367 METRES (MORE OR LESS), THENCE  
 IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 115°30'00"  
 FOR A DISTANCE OF 94.553 METRES (MORE OR LESS), THENCE  
 IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 205°27'15"  
 FOR A DISTANCE OF 353.924 METRES (MORE OR LESS),  
 TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
 16.3001 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: Indicative Plant Schedule -  
Major Community Facilities 'A' Sector One**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
Acmena smithii	Lilly Pilly
Allocasuarina littoralis	Black She Oak
Allocasuarina torulosa	Forest She Oak
Archontophoenix alexandrae	Alexander Palm
Backhousia citriodora	Lemon Scented Myrtle
Backhousia myrtifolia	Carrol
Banksia integrifolia	Coast Banksia
Barklya syringifolia	Crown of Gold Tree
Brachychiton rupestre	Bottle Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon salignus	Pink Tips
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Bribie Island Pine
Casuarina cunningghiana	River She Oak
Casuarina glauca	Swamp She Oak
Cupaniopsis anacardioides	Tuckeroo
Delonix regia	Poinciana
Eucalyptus ptychocarpa	Swamp Bloodwood
Eucalyptus curtisii	Plunkett Mallee
Euodia elleryana	Pink Euodia
Ficus Hillii	Hill's Fig
Ficus macrophylla	Moreton Bay Fig
Flindersia australis	Crows Ash
Flindersia pimenteliana	Flindersia
Flindersia schottiana	Bumpy Ash
Grevillea baileyana	White oak
Harpullia pendula	Tulipwood
Hymenosporum flavum	Native Franjipanii
Jacaranda mimosifolia	Jacaranda
Livistona decipiens	Weeping Cabbage Palm
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca linariifolia	Snow in Summer
Melaleuca leucadendron	Small Leaved Paperbark
Melaleuca quinquenervia	Broadleaved Paperbark
Metrosideros queenslandicus	Queensland Golden Myrtle
Oreocallis sp. nova (wickhamii)	Tree Waratah
Podocarpus elatus	Brown Pine
Syzygium australe	Scrub Cherry
Syzygium francisii	Giant Water Gum
Syzygium jambos	Rose Apple
Syzygium leuhmanii	Small Leaved Lilly Pilly
Syzygium paniculatum	Dwarf Magenta Cherry
Tristaniopsis laurina	Water Gum
Waterhousia floribunda	Weeping Myrtle
Xanthostemon chrysanthus	Golden Penda

**Annexure B: Indicative Plant Schedule -  
Major Community Facilities 'A' Sector One**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Shrubs</b>	
Baeckea sp. Mt Toza	Dwarf Baeckea
Baeckea virgata	Twiggy Myrtle
Baeckea virgata dwarf	Dwarf Baeckea
Banksia Birthday Candles	Dwarf Banksia
Banksia ericifolia	Heath Banksia
Banksia integrifolia	Coastal Banksia
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River
Callistemon Little John	Little John
Callistemon Ned Kelly	Ned Kelly
Callistemon pachyphyllus	Bottlebrush
Cyathea australis	Rough Tree Fern
Gardenia Florida	Double Gardenia
Grevillea "Coconut Ice"	Coconut Ice
Grevillea "Majestic"	Majestic
Grevillea "Robyn Gordon"	Grevillea
Grevillea "Superb"	Superb
Grevillea banksii	Red Silky Oak
Grevillea Honey Gem	Honey Gem
Grevillea Ned Kelly	Ned Kelly
Hovea acutifolia	Pointed Leaf Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum petersonii	Lemon Scented Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Murraya paniculata	Orange Jessamine
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Blaze	Dwarf Lilly Pilly
Syzygium Elite	Compact Lilly Pilly
Syzygium Tiny Trev	Dwarf Lilly Pilly
Westringea fruticosa	Wynyabbie Gem
<b>Groundcovers</b>	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Agapanthus Peter Pan	Dwarf Agapanthus
Anigozanthos hybrids	Kangaroo Paws
Blechnum cartilagineum	Fern
Brachyscome microcarpa	Forest Daisy
Brachyscome multifida	Cut Leaf Daisy
Cissus rhombifolium	Grape Ivy
Cissus Ellen Danica	Grape Ivy
Crinum pendunculatum	River Lily
Crocus species	Crocus

**Annexure B: Indicative Plant Schedule -  
Major Community Facilities 'A' Sector One**

<b>Botanical Name</b>	<b>Common Name</b>
Dianella revoluta	Flax Lily
Dietes bicolor	Japanese Iris
Dietes grandiflora	Japanese Iris
Evolvulus pilosus	Blue Sapphire
Gardenia radicans	Dwarf Gardenia
Grevillea Bronze Rambler	Bronze Rambler
Grevillea Royal Mantle	Prostrate Grevillea
Hardenbergia violacea	Purple Coral Pea
Hardenbergia violacea Bushy Blue	Bushy Blue
Helichrysum ramosissimum	Yellow Buttons
Hemerocallis species	Day Lily
Hibbertia dentata	Toothed Guinea Flower
Hibbertia scandens	Snake Vine
Hymenocallis species	Spider Lily
Lomandra longifolia	Mat Rush
Lomandra multiflora	Long Leaved Mat Rush
Myoporum ellipticum	Creeping Boobialla
Myoporum parvifolium	Myoporum
Pittosporum Miss Muffet	Dwarf Pittosporum
Viola hederaceae	Native Violet
Zierra Carpet Star	Carpet Star
<b>Grasses</b>	
Cynodon dactylon	Green Couch
Dactyloctenium australe	Durban Sweet Smother Grass
Danthonia induta	Wallaby Grass
Digitaria didactyla	Blue Couch
Greenlees Park	Hybrid Couch
Pennisetum alopecuroides	Swamp Foxtail
Poa australis	Native Poa
Themeda australis	Kangaroo Grass
<b>Vines</b>	
Jasminum polyanthum	Star Jasmine
Trachelospermum jasminoides variegated	Variegated Star Jasmine
Trachelospermum jasminoides	Star Jasmine

# **ANNEXURE C**

## **SUPPLEMENTARY TABLE OF DEVELOPMENT (MAJOR COMMUNITY FACILITIES) FOR THIS SECTOR**

**SUPPLEMENTARY TABLE OF DEVELOPMENT  
(MAJOR COMMUNITY FACILITIES 'A')  
FOR MAJOR COMMUNITY FACILITIES 'A' SECTOR ONE**

<p style="text-align: center;">Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p style="text-align: center;"><b>COLUMN A</b></p>	<p style="text-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 style="text-align: center;"><b>COLUMN B</b></p>	<p style="text-align: center;">Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p style="text-align: center;"><b>COLUMN C</b></p>	<p style="text-align: center;">Purposes for which premises may not be erected or used (Prohibited Development)</p> <p style="text-align: center;"><b>COLUMN D</b></p>
<p>Caretaker's 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.</b></p> <p>Child care centre Community premises Cultural facility Educational establishment Indoor recreation Institution Outdoor recreation Place of worship Special use</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>Accommodation units Adult product shop Agriculture Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Camping grounds Caravan Park Casino Cattery Cemetery Communication station Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structure Duplex dwelling Extractive industry Family day care centre Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Home occupation Hospital</p>

<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>Host farm  Hotel  Junk yard  Kennels  Lot feeding  Mini-brewery  Motel  Motor sport or shooting  Outdoor sales  Piggery  Poultry farm  Retail showroom  Rural industry  Service industry  Shop &gt;3000m<sup>2</sup> GLA  Showground  Simulated conflict  Stable  Stock sales yard  Tourist facility  Townhouse units  Transport terminal  Transportable homes village  Turf farming  Vehicle hire depot  Vehicle sales yard  Warehouse</p>

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