

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 010 - 1000**

**for**

**Major Community Facilities 'B' Sector One**

**Major Community Facilities 'B' Precinct**

**North Lakes Development**

**20 March 2002**

(Approved by Council, under delegation, on 20/3/2002 (MP02/0816))

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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 and self assessable development.
- 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 'B' Sector One*. This document constitutes the Sector Plan for Major Community Facilities 'B' Sector One.
- 1.6 The location of the sector within the DCP is shown on **Figure 1**.
- 1.7 The Major Community Facilities 'B' Precinct Plan (No. 010) 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 the same area as the Major Community Facilities 'B' Precinct. It is bounded by Anzac Avenue to the east, Major Community Facilities 'A' Sector (North Lakes College) to the north, and the Town Centre Frame to the west and south. The location of the sector within the precinct is shown on **Figure 2**. The area of the sector is 4,333 sqm.
- 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 Major 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.”*

### **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.”*

## **4.0 Planning Intent**

Clause 8.2 of the DCP provides an outline of the planning intent for the major community facilities. The DCP states that the major community facilities will fulfil a regional function or serve a population a part of which resides beyond the DCP area.

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

## **5.0 Development and Landscape Concept**

### **5.1 Development Concept**

The broad land use principles for developing a public utility in this location are outlined in the Major Community Facilities 'B' Precinct Plan (Plan No. 010).

This sector will allow for the development of a utility service facility which may comprise an electrical substation. This facility will initially gain vehicular access off Anzac Avenue, subject to approval of the Department of Main Roads, with access ultimately to be provided via the internal road network.

The development will comprise a number of low-rise buildings and ancillary facilities within a fenced enclosure surrounded by landscape buffer. The intended architectural character of the buildings includes a skillion roof derivative of the Sales and Information Centre (Sector Plan No. 001-2000) and the North Lakes College (Sector Plan No. 009-1000) buildings.

The utility service will supply electricity to the major shopping centre and town centre frame, and is intended to be operational in line with Stage One of the major shopping centre.

The proposed development will have a scale and built form that is sympathetic to the physical character of surrounding development, including the major community facilities (North Lakes College) and activities to be developed in the adjoining town centre frame. The development's setting, in a highly visible location from Anzac Avenue, the adjoining major community facilities and the internal road network will require the architectural and landscape character of the development to be appropriately addressed.

The Sector Plan Map shows the fundamental parameters for development within the sector, as a framework for the implementation of the development requirements and guidelines contained in this sector plan (refer **Figure 4**).

### **5.2 Landscape Concept**

The landscape design theme will have an informal planting character. It will be used to reinforce the character of the development as well as establishing a landscape buffer and screen to the major road frontage of Anzac Avenue, and to the ultimate internal road frontage.

The use of native species as the predominant plantings will visually reflect the original natural setting of the DCP area, as well as being consistent with the landscape philosophy of North Lakes. Furthermore, it will offer benefits of reduced maintenance and water requirements (refer Annexure B).

The landscape concept will ensure that development within the sector does not obtrude into the townscape of this part of the DCP area.

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:

- Public utilities
- 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). A communication station is not considered an appropriate use in this sector.

6.4 The development of the sector 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 10.6.

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

It is not intended that there be a subdivision of land within the Sector.

### 7.3.2 Vehicular and Pedestrian Access

- .1 Ingress and egress from public roads is limited to the Indicative Interim and Ultimate Vehicular Access Locations shown on the Sector Plan Map (**Figure 4**). Initially vehicular access will be provided off Anzac Avenue, only until such time as the internal road network is constructed to provide access. At that time access from Anzac Avenue to the sector will be prohibited and landscaping and permanent fencing installed in place of the driveway.
- .2 The vehicular access driveways from both Anzac Avenue and the internal road network will be constructed on a curved or angled alignment, not in a straight line, to ensure that the landscape areas around the fenced enclosure will screen views into the utility service, rather than providing clear sightlines from adjoining roads and development. The alignment of these driveways will not create potential conflicts with traffic on the adjoining roads, by ensuring that sightlines and vehicle turning areas are not restricted.
- .3 Provision for pedestrian and cycle movements within the sector is not required.
- .4

### 7.3.3 Building Site Coverage and Location

- .1 The maximum building site coverage within the sector is forty percent (40%).
- .2 Generalised Building Areas are shown on the Sector Plan Map.



- .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 'B' Precinct and the adjacent Town Centre Frame Precincts. Appropriate allowances are to be made for landscape and car parking areas.
- .4 Sound attenuation of buildings within the Sector must be provided if required to ensure the level of noise being generated complies with the EPA noise limit criteria.
- .5 The development levels on the boundary of the sector are to take account of proposed finished levels of adjacent sites and future roadworks.

#### 7.3.4 Building Height and Form

- .1 The maximum building and unroofed enclosures height is two storeys. No communication towers will be permitted within the sector.
- .2 Facades of the buildings must be designed so that when viewed from the road frontages and from the major community facilities (North Lakes Collage), they:
  - (i) are visually interesting;
  - (ii) screen service areas, rubbish bins etc.
- .3 The roof form of the buildings must not be in strong visual contrast with the roof form of buildings within the Major Community Facilities (North Lake College) and the Sales and Information Centre. A skillion roof form or similar will be required for each building. All buildings within the utility service enclosure will be of the same architectural style.

#### 7.3.5 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) 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.
- .3 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.
- .4 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

### 7.3.6 Noise Management

The noise levels emitting from the transformers within the sector will comply with the EPA noise limit criteria for both day and night.

### 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.

### 7.3.8 Electromagnetic Field Levels

The electromagnetic field levels are expected to have an upper limit of 4mG around the substation site boundary. The only exception to this upper limit will be the underground cables passing under or running parallel to the site boundary alignment on roads. In this case readings of up to 25mG can be expected within one metre of the cables. In both cases these levels will drop off rapidly with distance.

## **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**

- .1 The buildings within the sector will create a distinctive, contemporary architectural style sympathetic to the character of buildings already developed at North Lakes, including the Sales and Information Centre (Sector Plan No. 001-2000) and the North Lakes College (Sector Plan No. 009-1000). The buildings must merge with their landscape setting and establish a consistency of form with other buildings in the DCP area.

#### **8.1.2 Building Layout**

- .1 The buildings must be constructed generally within the Generalised Building Area shown on the Sector Plan Map. This Generalised Building Area makes allowances for generous building setbacks from the Anzac Avenue and future internal road frontages. The building layouts as shown indicatively in Annexure D are in response to specific siting requirements of the utility service provider and will not vary significantly from what is shown.
- .2 Changes in the gradient of the land must be accommodated in a manner sympathetic to views from surrounding urban development and the above guidelines.

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

- .1 Consistent with the objective of establishing a wide landscape buffer around the perimeter of the sector to screen development, colours and materials that are sympathetic with the colours of the landscape setting must be used (eg. greys, grey-greens, brown-greens).
- .2 Brighter colour accents are acceptable for minor detail elements such as window and door frames, primarily to provide increased visual interest. Dark or bright colours are not permitted as major roof and wall colours (eg. black, deep browns, dark blue, pearl white).
- .3 Preferred major wall and roofing materials include corrugated pre-finished and coloured metal sheets.

- .4 In order to avoid unreasonable glare nuisance to surrounding development, the major materials and colours must not be highly reflective (eg. unfinished metal).
- .5 The design, appearance, materials and colours of any storage sheds, garages and stores must complement the appearance of the main utility service buildings.
- .6 The interim access driveway from Anzac Avenue can be constructed bitumen, brushed coloured concrete or any of the following materials. Acceptable finishes for the access driveway from the internal road network are:
  - (i) exposed aggregate or brushed coloured concrete; or
  - (ii) coloured concrete or clay pavers.
- .7 All materials must be clean and free from defects.

#### 8.1.4 Plant and Equipment

- .1 All plant and equipment 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.
- .2 All plant and equipment not enclosed in a building or located in an enclosure shielding it from the view of the travelling public, must be compatible with the provisions for buildings in section 7.3.4 and 8.1.3 of this sector.
- .3 All electricity cables within the site must be placed underground, unless otherwise approved by Council.

## 8.2 **Landscaping**

- .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.
- .2 Landscaping within the sector must:
  - (i) be in scale with the buildings;
  - (ii) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area;
  - (iii) address the landscaping of the areas shown on the Sector Landscape Plan in accordance with the requirements of this sub-section; and
  - (iv) establish effective screening of obtrusive uses.

- .3 The location of street trees along the road frontages of the sector are shown indicatively on the Sector Landscape Plan. The existing street trees along the Anzac Avenue frontage as indicated on the Sector Landscape Plan, are to be retained.
- .4 The Landscaped Frontage Areas along both road frontages must have a minimum width of 10 metres. They must be planted so as to create a high standard of presentation and a permeable landscape setting, which blends with the streetscape planting. The landscaping of these areas must screen the utility service enclosure without obscuring it completely from either road frontage and creating potential entrapment or vandalism spaces. This may be achieved by the use of taller elements in the form of canopy trees combined with massed ground covers and small shrubs, while the middle storey remains relatively clear of vegetation.
- .5 On the Anzac Avenue frontage, the six metres of landscaping adjacent to the proposed fence, will be planted with no less than 24x45 litre hardy native trees (minimum height of 1.8 metres), as well as ground covers or shrubs at a minimum density of at least one per 3m<sup>2</sup>. The location of frontage trees must take into account the sightline requirements at the interim vehicular entry point. The balance of the landscape frontage area will be landscaped with trees, shrubs, ground covers and mulch.
- .6 Along the DCP area internal road frontage, the landscape area batters down from the utility service enclosure to the internal road. The six metres of landscaping adjacent to the proposed fence, will be planted with no less than 45 litre hardy native trees (minimum height of 1.8 metres), as well as ground covers or shrubs at a minimum density of at least one per 3m<sup>2</sup>. The location of frontage trees must take into account the sightline requirements at the ultimate vehicular entry point. The balance of the frontage area will be planted with shrubs, ground covers and mulch at a density of at least one per 3m<sup>2</sup>.
- .7 The landscape areas along the northern and southern boundaries within the sector will be planted to screen the utility service enclosure from adjacent future development sites and initially from driver's eye view from Anzac Avenue. The six metres of landscaping adjacent to the proposed fence on the southern boundary and the three metres of landscaping adjacent to the proposed fence on the northern boundary, will be planted with no less than 45 litre hardy native trees (minimum height of 1.8 metres), as well as ground covers or shrubs at a minimum density of at least one per 3m<sup>2</sup>. The balance of the 6 metre wide landscape buffer be planted with trees, shrubs, ground covers and mulch.
- .8 Fencing around the utility service enclosure will be black chain mesh fencing with a maximum height of 2.5 metres. No fencing will be permitted on the sector boundaries. All fencing will be set back from the sector boundaries and subordinate to the perimeter landscape buffer area.

- .9 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.
- .10 The final landscaping and planting within the sector, including details on fencing, plant size, layout and density, must be carried out in conformity with a Landscape and Planting Plan prepared in accordance with the requirements of this sector plan by a qualified Landscape Architect. This plan must be submitted to, and approved by, the Council prior to the issue of a development approval for building works.

### **8.3 Signage**

- .1 Signage within the sector must be visible and legible and must be compatible with its surroundings.
- .2 Signage that identifies the development may be located on both the Anzac Avenue and the DCP area internal road frontages of the sector in association with the fencing around the utility service enclosure, and generally in close proximity to the Vehicular Access Locations shown on the Sector Plan Map.
- .3 Materials, scale, form and colour scheme of any signage must be of a high quality and complementary to the built form and landscape setting of the sector.
- .4 No commercial advertising signage will be permitted.
- .5 Signage and graphics are not permitted on the roofs of buildings.

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

- .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 frontages does not give a temporary or partially completed appearance.

## **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 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:

#### **9.1.1 Roads**

- .1 No roads external to the sector are required to be constructed in conjunction with development of the sector.

- .2 Access to the sector is to be obtained from Anzac Avenue in accordance with the requirements of the Department of Main Roads until such time as the internal road connection to the sector is constructed. At that time, access from Anzac Avenue to the sector will be prohibited.

#### 9.1.2 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.
- .3 Until such time as the sector is connected with the internal road network and the associated infrastructure services, a 25mm connection to the water main along Anzac Avenue may be provided.

#### 9.1.3 Sewerage

If not already constructed, construct a sewerage system to service the sector and make contributions towards sewerage headworks in accordance with the MHIA unless otherwise agreed with Council:

- .1 Construct RM1 as shown on **Figure 8** from pump station 1 (PS180) to Murrumba Downs.
- .2 Construct pump station 1 (PS180) shown on **Figure 8**; and
- .3 Construct the trunk main TM1 as shown on **Figure 8**.
- .4 Due to the low level of utilisation, a septic sullage/system or portable chemical or composting toilet facility within the sector will meet on-site sewerage needs.

#### 9.1.4 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.

#### 9.1.5 Stormwater

- .1 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.
- .2 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.

- .3 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.
- .4 Until such time as the sector is connected to the internal road network and the stormwater discharges into the road network, stormwater will discharge from the sector into the adjacent Major Community Facilities 'A' Sector (North Lakes College) the rights for which must be obtained by the Principal Developer. The absorptive surface area within the sector is to be maximised, in order to minimise run-off from the sector.

#### 9.1.6 Telecommunications

An underground communications conduit will be installed to the sector.

## 9.2 **Infrastructure Affected by Development**

- .1 Without the provision of additional infrastructure, the development of this sector may place demands on the following infrastructure:
  - (i) roads external to the DCP area and the sector;
  - (ii) water supply infrastructure;
  - (iii) sewerage infrastructure;
  - (iv) stormwater;
  - (v) parks;
  - (vi) electricity supply; and
  - (vii) 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.

## 9.3 **Approval of State Government Infrastructure**

There are no approvals required for State Government infrastructure, other than the approval of the Department of Main Roads for the vehicular access from the sector to Anzac Avenue. Such approval is to be obtained prior to the commencement of the development and use of the sector.

## 9.4 **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 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. Any infrastructure requirements of those State Government departments relating to this sector will be provided in accordance with the existing agreements.

## **9.5 Program for Infrastructure Provisions**

- .1 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. Water and phone connections and the levelling of the pad site within the sector are anticipated to be constructed by August 2002.
- .2 Except as described elsewhere in this Clause, no other works depend on the provision of this infrastructure.
- .3 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.

## **9.6 Water and Sewerage Demands**

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

- .1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 4 ET.
- .2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 3 EP.
- .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.

## **10.0 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.

## **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 THE SECTOR**


## METES & BOUNDS

### ALLOTMENT 724

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FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES  
EASTING – 502633.474 METRES, NORTHING – 6986940.946 METRES, THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 205°27'10"  
FOR A DISTANCE OF 50.441 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 277°33'25"  
FOR A DISTANCE OF 82.52 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 7°33'25"  
FOR A DISTANCE OF 48 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 97°33'25"  
FOR A DISTANCE OF 98.02 METRES (MORE OR LESS),  
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
4333 SQUARE METRES (MORE OR LESS).

We, Pike Miris McKnoulty Pty Ltd A.C.N. 010 370 448 hereby certify that the Metes and Bounds description contained herein has been prepared by the company and the AMG connection used for the commencement point has been determined by field survey.

  
.....  
Licensed Surveyor/Director

# ANNEXURE B

## PLANT LIST

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

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
Acmena smithii	Lilly Pilly
Agathis robusta	Kauri Pine
Allocasuarina littoralis	Black She Oak
Allocasuarina torulosa	Forest She Oak
Araucaria cunninghamia	Hoop Pine
Archontophoenix cunninghamia	Pickabean Palm
Backhousia citriodora	Lemon Scented Myrtle
Backhousia myrtifolia	Carrol
Banksia integrifolia	Coast Banksia
Barklya syringifolia	Crown of Gold Tree
Brachychiton acerifoliun	Flame Tree
Brachychiton rupestre	Bottle Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon salignus	Pink Tips
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Bribie Island Pine
Cassia fistula	Golden Shower Tree
Cassia javanica/Cassia siamea	Cassia
Castanospermum australe	Black Bean
Casuarina cunningghiana	River She Oak
Casuarina glauca	Swamp She Oak
Cupaniopsis anacardioides	Tuckeroo
Elaeocarpus eumundii	
Eucalyptus citriodora	Lemon Scented Gum
Eucalyptus ptychocarpa	Swamp Bloodwood
Eucalyptus curtisii	Plunkett Mallee
Euodia elleryana	Pink Euodia
Ficus Hillii	Hill's Fig
Ficus macrophylla	Moreton Bay Fig
Ficus rubignosa	Port Jackson Fig
Flindersia australis	Crows Ash
Flindersia pimenteliana	Flindersia
Flindersia schottiana	Bumpy Ash
Grevillea robusta	Silky Oak
Harpullia pendula	Tulipwood
Hymenosporum flavum	Native Frangipanii
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica	Crepe Myrtle
Livistona australis	Livistona
Livistona decipiens	Weeping Cabbage Palm
Livistona nitida	Livistona
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca linariifolia	Snow in Summer
Melaleuca leucadendron	Small Leaved Paperbark
Melaleuca quinquenervia	Broadleafed Paperbark
Metrosideros queenslandicus	Queensland Golden Myrtle
Oreocallis sp. nova (wickhamii)	Tree Waratah
Peltophorum pterocarpus	Yellow poinciana
Phoenix canariensis	Canary Island Palm

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

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
Podocarpus elatus	Brown Pine
Roystonea regia	Cuban Royal Palm
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
<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
Hibiscus rosa sinensis	Hibiscus
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
Tibouchina jules	Tibouchina
Westringea fruticosa	Wynyabbie Gem

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

<b>Botanical Name</b>	<b>Common Name</b>
<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
Cissus rhombifolium	Grape Ivy
Cissus Ellen Danica	Grape Ivy
Crinum pendunculatum	River Lily
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
Liriope "Evergreen Giant"	Liriope
Lomandra hystrix	Creek Mat rush
Lomandra longifolia	Mat Rush
Lomandra multiflora	Long Leaved Mat Rush
Myoporum ellipticum	Creeping Boobialla
Myoporum parvifolium	Myoporum
Pittosporum Miss Muffet	Dwarf Pittosporum
Pittosporum tobira	Miss Muffet
Viola hederaceae	Native Violet
Zierra Carpet Star	Carpet Star
<b>Grasses</b>	
Cynodon dactylon	Green Couch
Danthonia induta	Wallaby Grass
Digitaria didactyla	Blue Couch
Greenlees Park	Hybrid Couch
Poa australis	Native Poa
<b>Vines</b>	
Jasminum polyanthum	Jasmine
Pandorea pandorana	Wonga Wonga Vine
Pandorea jasminoides	Bower of Beauty
Trachelospermum jasminoides	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 'B')  
FOR MAJOR COMMUNITY FACILITIES 'B' 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>Public Utilities 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 Concrete batching plant Contractor's depot Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structures Duplex dwelling Entertainment Library Extractive industry Family day care centre Fuel depot Funeral Parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Home Occupation Host farm Hotel Junk yard Kennels Lot feeding Mini brewery Motel Motor sport or shooting Outdoor sales Piggery Poultry farm Retail nursery Retail showroom Retirement village</p>

<b>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</b>  <b>COLUMN A</b>	<b>Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</b> <b>COLUMN B</b>	<b>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</b>  <b>COLUMN C</b>	<b>Purposes for which premises may not be erected or used (Prohibited Development)</b>  <b>COLUMN D</b>
			Rural industry Service industry Shopping centre Simulated conflict Stable Stock sales yard Technology industry Townhouse units Transport terminal Transportable home village Turf farming Vehicle hire depot Vehicle sales yard Warehouse

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