

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 014-1000

for

Residential Sector Twenty-Six

Woodvale Residential Precinct

North Lakes Development

11 March 2003

(Approved by Council, under delegated authority, on 6/8/2002 and amendments approved on 11 March 2003)

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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 *Residential Sector Twenty-Six*. This document constitutes the Sector Plan for Residential Sector Twenty-Six.
- 1.6 The location of the sector within the DCP area and the Woodvale Residential Precinct (the precinct) is shown on Figure 1.
- 1.7 Woodvale Residential Precinct Plan No. 014 outlines the intents and performance criteria to be complied with in the development of the sector. This sector plan outlines acceptable solutions which, if satisfied by development, will in turn achieve the requirements of the precinct plan.

2.0 Sector Plan Context

- 2.1 Residential Sector Twenty-Six covers part of the area of the Woodvale Residential Precinct (Plan No. 014). It is bounded by Discovery Drive to the west, future urban residential development to the north and south-east, and Mango Hill Village to the north-east. The sector forms part of the Urban Residential Area and Open Space land use elements. The location of the sector within the precinct is shown on Figure 2.
- 2.2 The area of the sector is 3.35 hectares. After dedication of land for roads and parks the residential area will be approximately 1.84 hectares.
- 2.3 The plan in Figure 3 shows the final boundaries of the Urban Residential Area and Open Space land use elements relative to this sector. The Proposed Metes and Bounds Descriptions for the Urban Residential Areas Element and the Open Space Element are provided in Annexures A.1 and A.2, respectively.

3.0 General Desired Environmental Outcomes

3.1 General

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

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

In relation to the land use element of *Open Space*, the DCP provides for the following general desired environmental outcome:

“to provide a comprehensive and integrated system of open space fulfilling aesthetic, recreation, conservation, transportation and environmental management functions for the DCP area.”

3.2 Specific

The DCP provides a number of specific desired environmental outcomes for the *Urban Residential Areas* element as outlined below:

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

- (g) *To ensure urban residential areas develop sequentially and efficiently in residential villages, serviced with the community and engineering infrastructure necessary for achieving a high standard of residential amenity and quality of life for residents.”*

For the *Open Space* element, the DCP provides a number of specific desired environmental outcomes of which the following are relevant to this sector:

- (a) *to integrate the open space system, as a key structural element, with other elements of the DCP area such as the transport network and the community facilities network.*
- (c) *to provide visual relief and aesthetic amenity to the urban landscape as part of the integrated approach to planning, design and development of the DCP area.*
- (d) *to provide for a wide range of satisfying, structured and unstructured recreation opportunities for residents.*
- (e) *to ensure that, through integrated planning and good design, recreation opportunities offered in the open space system will be rewarding and can be pursued safely by the public.*
- (f) *to conserve and protect land of local and wider conservation value within the open space system for the enjoyment of present and future generations.*
- (g) *to integrate pedestrian and bicycle modes of transport within the open space system, linking urban residential areas with local community facilities, major community facilities, the MIBA and the town centre.*
- (h) *to use the open space system as an effective means for maintaining high levels of environmental quality through water management, habitat protection, wildlife corridors and acoustic buffering.”*

4.0 Planning Intent

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

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

- 4.2 Clause 9.2 of the DCP provides an outline of the planning intent for the Open Space land use element. It is intended that a full range of open space opportunities be conveniently available for the community as it develops. This includes the linear park system which is intended to serve open space, recreational and environmental needs at the district level. Linear parks achieve the planning intent in a multitude of ways which, in relation to this

sector, include the retention where practicable of existing trees, the provision of a recreational trail in natural landscape setting, and opportunities for cross-corridor fauna movement.

- 4.3 The planning intent for Residential Sector Twenty-Six is to provide a range of traditional and small lot dwellings offering a diversity in housing choice, together with major open space in the form of a linear park. Consistent with the DCP Planning Intent, and as anticipated by the Woodvale Residential Precinct Plan (Plan No.014) the linear park, which is located along the north-eastern edge of the sector adjacent to Mango Hill Village, will provide a landscaped and environmental setting for housing development within the sector. A local park situated in the central part of the sector will be integrated into the linear park. Residents will also be within an approximate 5-minute walk to a nearby village park located along Bridgeport Drive to the west.

5.0 Development and Landscape Concept

5.1 Development Concept

Residential Sector Twenty-Six is proposed to be developed as a high quality, mixed residential community forming an integral part of the North Lakes development. It will comprise a range of traditional and small lot dwelling types as provided for in the DCP (refer Figures 7a and 7b). It will also include open space in the form of an integrated linear /local park, together with supporting engineering infrastructure.

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

- (i) Part of a residential village accommodating approximately 32 dwellings;
- (ii) An integrated linear/local park of approximately 7,278 square metres; and
- (iii) An internal road network offering high connectivity and safe and convenient access for local traffic, and occupying the balance of the sector area.

The broad principles for residential planning and design are outlined in the Woodvale Residential Precinct Plan. More specific development and urban design principles behind the residential layout concept for this sector include the following:

- (i) A linear park along the north-eastern edge of the sector serving recreational, open space and environmental needs and providing a landscaped transitional area between the urban residential development of the DCP area and the semi-rural character of Mango Hill Village. A local park will also be integrated into this linear park, providing a range of outdoor facilities;
- (ii) Incorporation of a modified grid road layout with high connectivity and responsiveness to topography;
- (iii) A number of culs-de-sac with visual linkages to the linear park, allowing a sense of community “ownership” and opportunities for casual surveillance of this parkland;
- (iv) Provision for a bus route along the nearby extension of Discovery Drive;
- (v) Inclusion of roads and paths running generally north-south and east-west within this

- and adjacent sectors, to allow movement corridors and visual connections with the linear park;;
- (vi) Location of small lot housing generally on more gentle topography and in close proximity to the local park;
 - (vii) Location of traditional lots generally on steeper topography and/or with outlooks to the linear park; and
 - (viii) Streets aligned to minimise rear drainage where practicable.

5.2 Landscape Concept

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

- (i) **Linear/Local Park:** linear open space along the north-eastern edge of the sector which will most likely include a corridor of native plantings, and potential cross-corridor fauna movement opportunities. An east-west running pathway will be provided along the entry road as one of a series of connections between Mango Hill Village and Discovery Drive. A north-south recreational trail and/or bridle path may also be provided adjacent to the common boundary with Mango Hill Village.
- (ii) **Streetscape Planting:** roads are to be planted with street trees as indicated in notional terms on the Sector Landscape Plan, which is a more detailed interpretation of the Landscape Concept Plan for the Woodvale Residential Precinct. This may include wider than minimum standards for some road reserves and the off-setting of carriageways within standard road reserves to allow widened verges for the planting of additional street trees. Such treatments are intended to enhance the landscape structure of important road/visual linkages.

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

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

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

6.0 Land Use Rights

- 6.1 Clause 2.4.9 of the DCP requires the final specification of land use rights for land in a sector to be chosen from the supplementary Tables of Development in the DCP for each land use element. If a purpose set out in column B of a 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 respective supplementary Table of Development for the Urban Residential Area element and the Open Space element which are the subject of this sector plan.
- 6.3 No purposes in column B of the supplementary table of development for the Urban Residential Areas element and for the Open Space element are nominated for the land in this sector. Accordingly, these column B purposes for each land use element become permissible purposes for land in this sector (i.e. they become column C purposes).
- 6.4 The Supplementary Table of Development (Urban Residential Areas Element) and the Supplementary Table of Development (Open Space Element), setting out the final specification of land use rights for land in this sector, are contained in Annexure C.1 and Annexure C.2, respectively.

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 make these provisions, then the provisions of the planning scheme for that 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 10 of this sector plan.

For the purposes of this clause, where relevant:

- (i) references in the planning scheme to a zone are to be taken as a reference to the Special Development Zone;
- (ii) references in the planning scheme to an attached flat are to be taken as a reference to an associated unit; and
- (iii) references in the planning scheme to a multiple dwelling are to be taken as a reference to apartments.

7.3 Specific Requirements

The following requirements apply to development within this sector:

7.3.1 Lot Number and Size

The maximum number of developable lots is 32, excluding proposed park and road reserves. A duplex dwelling lot (if approved as a permissible purpose and developed within the sector), while consisting of two dwelling units within one building, is to be included in this maximum number as one developable lot.

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

Land within this sector intended for open space purposes is to be transferred to the Crown for park purposes and must, so far as possible, be in one parcel.

7.3.2 Vehicular and Pedestrian Access

.1 Indicative Vehicular Access locations are shown on the Sector Plan Map for smaller lots, premium courtyard lots (referred to as economy traditional lots in the DCP) and certain traditional lots where special locational circumstances dictate the need for more specific access requirements. Other access point locations are acceptable where:

- (i) a swing-in garage is proposed; or
- (ii) the garage is not built to a zero lot line; or
- (iii) site specific issues warrant a different driveway location (e.g. as a response to land form, streetscape works or manoeuvrability requirements for vehicles).

.2 Where optional vehicular access locations are shown on a lot (e.g. a corner lot), only one access point is to be used.

.3 Restricted Lot Access is highlighted on the Sector Plan Map. Driveways to lots are not permitted along those highlighted frontages.

.4 Provision for pedestrian access must be made within the sector as shown indicatively on the Sector Landscape Plan.

.5 Additional pedestrian pathways may be provided in locations and to details approved by Council.

7.3.3 Lighting and Glare Management

.1 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.

.2 All lighting other than public lighting (e.g. road lighting) is to comply with AS4282-1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm - 6am, unless otherwise varied by Council.

.3 Lighting must provide the level of illumination necessary for safe vehicular

and pedestrian movement through the sector.

- .4 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.

8.0 Design and Siting Guidelines

8.1 General Residential Guidelines

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

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

Figure 5, Sector Plan Map, shows the Proposed Plan of Subdivision and key design and siting controls for the various lots within Residential Sector Twenty-Six. As required by clause 2.4.8 of the DCP, Figure 5 must also show indicatively the nature of intended development for urban residential land within 100 metres of the sector boundaries except for those parts of the sector which abut major roads (ie. Discovery Drive) or major open space (ie. the linear park adjacent to Mango Hill Village).

8.1.2 Key Residential Design and Siting Requirements

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

TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS

LOT TYPE	MIN. LOT SIZE (m ²)	MINIMUM BUILDING SETBACKS #									PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION *		OTHER REQUIREMENTS	
		FIRST STOREY					SECOND STOREY										
		Typical Av. Lot Width (m)	Front (m) [Subject to additional garage setbacks where relevant]	Rear (m) [See Cl. 8.1.5.2(iv)] Ø	Mandatory Zero Lot Line [as shown on Sector Plan Map]	Side Setback (m) [for non ZLL boundary]	Front (m)	Rear (m) [See Cl.8.1.5.3(i)] Ø	Zero Lot Line [See Cl.8.1.5.3(ii)]	Side Setback (m)	Indicative Location of POS shown on Sector Plan Map	Minimum Area (m ²)	Minimum Circle Diameter (m) Ø	On-site	On-street	Maximum Building Site Cover (%)	Indicative Driveway Location shown on Sector Plan Map
Cottage Villa	320	12	3	3	Yes	1.0	3	3	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Villa	320	10	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Premium Villa	400	12.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.0	1.5	Yes	40	5	2	1 space per 2 lots	50	Yes
Courtyard	450	14	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	40	5	2	1 space per 2 lots	50	Yes
Premium Courtyard (Economy Traditional in DCP)	575	18	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	No	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	60	5	2	1 space per 2 lots	50	Yes
Traditional	640	20	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	40	No (except where specific access location required)
Dress Circle	830	22.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	40	No (except where specific access location required)

SEE IMPORTANT NOTES ON TABLE 1 OVER PAGE

IMPORTANT NOTES ON TABLE 1

MINIMUM BUILDING SETBACKS

1. The minimum building setbacks outlined in Table 1 and illustrated on the Sector Plan Map do not take into account any existing or proposed easements, other underground services and/or the provisions of Section 47 of the Standard Building Regulations (ie. corner truncation setbacks), which may require increased building setbacks.
2. For lots highlighted by a red star on the Sector Plan Map, the rear building setback is a minimum of three metres.

*** CAR PARKING PROVISION**

1. At least one on-site parking space is to be covered.
2. Where a single garage is proposed, a minimum front setback of 6 metres is required for the garage.
3. Where a third on-site parking space is required (ie. for Traditional and Dress Circle lots), the minimum front setback for a double garage will be 4.5 metres.
4. On-street parking space is to be provided within 25 metres of a lot frontage.
5. Villa lots are only permitted to have a single garage unless accessed from a rear laneway.

BUILDING SITE COVERAGE

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

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

8.1.3 Lot Layout

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

8.1.4 Building Controls

- .1 Only one detached house is permitted on each lot.
- .2 The maximum building height is ten (10) metres measured from the natural ground level to the top of the roof. The maximum number of storeys is two (2). Attics which are wholly contained within the roof space are not defined as a storey.
- .3 Where a two storey dwelling is proposed, the upper storey must extend for at least 50% of the total width of the dwelling (including the garage and verandahs) as viewed from any street frontage.
- .4 Site coverage, as specified for each lot type in Table 1, is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas and roof eaves. Pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage. However, for the purposes of this sector plan, the above semi-enclosed outdoor structures are permitted to a further maximum building site coverage of 10% of the total lot area.

8.1.5 Building Setbacks

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

- (ii) For corner lots, the minimum setback to the secondary street is 3 metres for premium courtyard (referred to as economy traditional in DCP), traditional and dress circle lots, and 1.5 metres for villa, premium villa and courtyard lots. The only exception to these requirements is where premium courtyard, traditional and dress circle corner lots have secondary frontage to a minor access or stub road reserve in which case the minimum side setback to this secondary frontage may be reduced to 1.5 metres. These setback requirements to secondary street frontages are shown on the Sector Plan Map.
- (iii) Despite any provisions of this sector plan, on corner lots other than for corners to pathway reserves, the provisions of section 47 of the Standard Building Regulations are applicable to each corner lot.
- (iv) The minimum setback to a rear boundary is 6 metres incorporating a 3-metre building encroachment area where dwellings (including patios, verandahs and pergolas) may extend to an absolute minimum rear setback of 3 metres for a maximum of 60% of the width of the lots. For the avoidance of doubt, where any part of the building extends into this building encroachment area, it must not extend beyond a maximum of 60% of the lot width within the building encroachment area of the lot. The only exception to this requirement is for the more square-shaped lots highlighted by a red star on the Sector Plan Map, which have a minimum 3 metre rear building setback.
- (v) Where lots have a zero setback side boundary nominated on the Sector Plan Map, it is mandatory for the external wall of the building to be built to this boundary in accordance with Council's requirements for villa, premium villa and courtyard lots, and non-mandatory for premium courtyard lots. A building which is built to a zero lot line boundary must have a minimum length of wall on this boundary of six metres. Where a non-mandatory zero lot line is not utilised (ie. on premium courtyard lots) or for the balance of any dwelling not built to this boundary, it must comply with the relevant side setback requirement for that lot type. A zero lot line tolerance of up to 0.25 metres is permitted to accommodate a gutter overhang. Where the 0.25 metre tolerance is used, fencing to the zero lot line boundary must not be provided for this length of external wall.
- (vi) All other side boundary setbacks for each lot type nominated on the Sector Plan Map are to be as specified in Table 1. Side entry canopies or gateway structures over dwelling entries are permitted within the side boundary setback area.
- (vii) Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a zero lot line boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
- (viii) Setbacks other than a zero lot line are to ensure unrestricted pedestrian access around the dwelling.

.3 *Second Storey*

- (i) The front and rear setbacks and the setback to a secondary street frontage (corner lots) for each lot type nominated on the Sector Plan Map are to comply with the setback requirements specified in Clauses 8.1.5.2(i), (ii), (iii) and (iv), with the exception that the second storey setback to a secondary street frontage is to be 2 metres for a corner courtyard lot.
 - (ii) Where lots have a zero lot line side boundary nominated on the Sector Plan Map, the external wall of the second storey is to comply with the minimum zero lot line setbacks specified in Table 1. Building part of the second storey wall to this boundary is acceptable provided it:
 - (a) has a minimum length of six metres and a maximum length of fifty percent (50%) of the length of the zero lot line shown on the Sector Plan Map;
 - (b) the building design, detailing and finish adds interest and softens the visual bulk of the zero lot line façade; and
 - (c) it is responsive to privacy and overshadowing considerations of adjacent properties.
 - (iii) Side boundaries which are not zero lot line are to have the minimum setbacks specified in Table 1.
 - (iv) For any two storey dwelling the horizontal length of wall in one plane irrespective of projections and setbacks is to be not greater than 15 metres, provided that lengths of wall with external faces off-set one metre or more are to be measured separately.
 - (v) Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a zero lot line boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
- .4 A building or structure and any retaining wall on a lot is to be structurally independent of a building or structure or retaining wall on an adjoining lot.

8.1.6 Private Open Space and Landscaping

- .1 The preferred location of the private open space nominated in Table 1 for each lot type other than traditional and dress circle lots is shown on the Sector Plan Map, although other locations within each lot are acceptable having regard to the natural features of the lot, desirable northerly orientation, view opportunities, housing layout, privacy considerations and the influence of neighbouring buildings or open space.
- .2 Major private open space is to have a maximum gradient of 1 in 10.
- .3 All private open space is to be designed to ensure useability, e.g. as entry courts, outdoor living areas or for service use as appropriate.

- .4 In order to provide opportunities for casual surveillance of the linear park, the four lots backing on to the linear park are not to include any additional retaining walls between the rear of the dwelling and the top of the retaining wall that will be constructed on the boundary by the Principal Developer as part of the subdivision works.
- .5 Landscape planting is to be provided, wherever practicable, to soften the appearance and give scale to dwellings and fences.
- .6 For that part of a lot not utilised for buildings, driveways and parking (ie. the balance area), the use of permeable or absorbent finishes, eg. grass, planting or garden beds, is to be maximised. A minimum of 25% of the total lot area is to be absorbent landscaping. This requirement is of particular importance in the building setback areas of the lot.
- .7 The front yard of the lot is to be landscaped by way of the planting of trees, hedges, shrubs, grass, gardens or other forms of landscape embellishment, whether or not there is also provided pathways, driveways or privacy fences.

8.1.7 Building Appearance

- .1 Buildings are to address the street by having at least one habitable room window facing the street.
- .2 Building design, roof form, detailing and materials visible from public areas and adjoining properties are not to be in strong visual contrast with the character of attractive neighbouring buildings.
- .3 The incorporation of open frame construction elements is encouraged particularly where building facades face streets and parks, in order to create an architecture which softens the visual impact of the building, enhances the streetscape and responds to the climate and lifestyle of South-East Queensland. In particular, the use of verandahs, terraces, balconies, and pergolas is encouraged. Building designs incorporating projecting elements such as front rooms, bay windows, entry porticos and articulated plan forms are also encouraged in order to achieve interesting elevational treatments.
- .4 Carports and garages are to be designed to be compatible with the dwelling design, and for premium villa, courtyard and premium courtyard (frontages less than 20 metres), the maximum width is limited to a double garage or carport. A carport, where provided, is to have solid timber supports (ie. minimum 125mm x 125mm), or brick or masonry piers to match the dwelling. The roof form of a carport is to be integrated with the roof of the main dwelling.
- .5 Sheds greater than 9 square metres in area are to meet the building setback requirements for all lot types. The design, appearance and materials of these sheds are to complement the appearance of the main dwelling by meeting the requirements for building materials and colours of a main dwelling (refer Clause 8.1.8). Unfinished metal sheds of any size are not permitted.

- .6 The form and design of roofs are to have a residential character and complement the architecture of the dwellings. A minimum roof pitch of 25 degrees is to apply for all housing. Flat roofs are not permitted, unless they form a minor element of the roof form. Vaulted and other roof forms are to be considered on their merits by Council in consultation with the principal developer.
- .7 Ground level open type pergolas may be built abutting any side boundary. No part of any such structure abutting a side boundary is to be attached to the wall of an adjoining building.
- .8 All buildings and structures are to be of good quality materials, fixtures, workmanship and finish.
- .9 Architectural and landscape design is to achieve a high standard of design for climate effects, soil conditions, and overall harmony and cohesion.

8.1.8 Building Colours and Materials

- .1 Bright colours (eg. red, yellow, violet and pink), highly reflective finishes (eg. unfinished metal), and colours and finishes which are otherwise unsympathetic (eg. discordant patterns) are not permitted as major colours for roof, wall, garage door and other major vertical surfaces such as front courtyard walls and secondary street frontage walls.
- .2 Roof, wall and garage door colours are to be selected to be complementary.
- .3 Colour accents, including brighter or stronger colours, are acceptable only on detailed building elements such as window and door frames, gutters, fascias and downpipes.
- .4 The major wall materials are to be one or a combination of the following:
 - (i) Rendered or bagged and painted masonry;
 - (ii) Fibre cement with rendered and painted texture finish;
 - (iii) Facebrick;
 - (iv) Painted or stained weatherboard; or
 - (v) Stone or prefinished materials provided they have a natural appearance.

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

Where a wall extends to the underside of eaves in a gabled roof or where the roof design incorporates a gable, it is to be treated as a wall extension element rather than a roof gable for the purpose of building material

selection. Fibre cement cladding to this part of the wall or gable is therefore required to be rendered or texture painted or articulated with timber battens. Consistent with the overall visual impact sought, the use of visually recessive materials for other building elements, e.g. clay tiles for roofing, exposed aggregate concrete for driveways or rock or timber for retaining walls, is encouraged.

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

Roof materials and colours are not to be highly reflective.

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

8.1.9 Garages/Carports

- .1 The minimum on-site parking provision for each lot type is to be as specified in Table 1.
- .2 On lots where more than two on-site parking spaces are required (ie. traditional and dress circle lots), the minimum garage setbacks must be 4.5 metres and 6.0 metres for a double garage and a single garage, respectively. The third required on-site parking space may be provided as a “swing in” space perpendicular to the side boundary, as a tandem parking space on the driveway or in any other appropriate off-street configuration.
- .3 Triple garages are not acceptable unless it can be demonstrated that they will not adversely impact on the streetscape. A triple garage may only be acceptable on a traditional or dress circle lot or premium courtyard lots with frontages wider than 20 metres. Triple garages which are proposed to front the street will only be considered where the alignment of the third garage space is off-set 2 metres or more from the alignment of the other 2 garages or where the three garages are proposed as a combination of front facing and swing-in garages. A swing-in triple garage perpendicular to the side boundary and projecting forward of the front façade of the dwelling will be considered on its merits by Council in consultation with the principal developer.
- .4 On villa, premium villa and courtyard lots, garages are not to project forward of the front facade of the dwelling, in order to avoid a streetscape dominated by garages. The only exception to this is on lots which are splayed in shape where garages may need to be set forward of the front facade of the dwelling in order to be reasonably sited in relation to a narrow frontage to the street. Villa lots are only permitted to have a single garage.
- .5 On the larger premium courtyard, traditional and dress circle lot types, garages with garage doors facing the street may project forward of the front

facade of the dwelling by a maximum of 3 metres, subject to meeting the overall minimum front building setback requirement as specified in Table 1.

- .6 Garages with garage doors which face the side of the lot, i.e. with “swing in” access, may project forward of the front facade of the dwelling by a maximum of 6 metres or by a maximum of 8 metres where landscaping is provided along the front façade and additional vehicle manoeuvring is required. Swing-in garages and building projections which are forward of the front façade of the dwelling by more than 8 metres will be considered on their merits by Council in consultation with the principal developer. In any case, swing-in garages must meet the minimum front building setback requirement. A “swing-in” garage is to incorporate detailing in the wall facing the street complementing the character of the main dwelling (eg. incorporation of windows or glass panels).
- .7 Detailing of garage door surfaces to soften their visual impact to the street is encouraged, e.g. raised panel sectional overhead doors instead of plain roller doors.

8.1.10 Boundary Fencing

- .1 In order to ensure a predominance of landscaping in front of buildings and hence more attractive streetscapes, front fencing is not permitted other than for:
 - (i) secondary street frontages on corner lots; and
 - (ii) screening to private courtyards.
- .2 ‘Soft’ enclosures and demarcations of the front property boundary, e.g. hedges, earth mounding and landscape planting, are encouraged. Where hedges are established to delineate a front boundary, gates may be incorporated, providing established and vigorous plantings are utilised for hedges.
- .3 Where a wall or fence is required to enclose a front private courtyard, it is to be setback a minimum of one metre from the property line and incorporated with dense landscaping to the street frontage (having regard to the pool fencing regulations where a pool is provided behind the courtyard wall or fence). The courtyard wall or fence including side returns is to be a maximum of 1.8 metres high and constructed of face brickwork or rendered and painted masonry piers and base (minimum 300mm base), and infills of matching masonry, coloured metal tube, painted or treated timber lattice or battens, or off-set timber palings boarded on both sides with capping (commonly referred to as ‘Good Neighbour’ style fencing). The extent of the front courtyard fencing is not to exceed 50% of the lot width.
- .4 Fencing to secondary frontages on corner lots is to be a maximum of 1.8 metres high and finished one metre behind the main building line. Corner lot fencing (including fence return) is to match the style of the main dwelling and be constructed of one of the following:

- (i) face brickwork or rendered and painted masonry piers (with or without a minimum 300mm matching base), and infills of matching masonry, coloured metal tube, painted or treated timber lattice or horizontal timber battens, or 'Good Neighbour' style timber palings;
- (ii) painted or treated horizontal timber battens incorporating intervals of reverse-sided articulation and painted or stained posts;
- (iii) painted or stained timber palings boarded on both sides, with capping and shaped posts;
- (iv) painted or stained shaped timber palings with shaped posts (commonly referred to as 'picket fence' style); or
- (v) brushwood style fencing.

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

- .5 For lots directly abutting the linear park, the rear fence along the north-eastern lot boundary (ie common boundary with the Mango Hill Village linear park) is to be semi-transparent to provide opportunities for casual surveillance of the linear park. This fencing is to be a maximum of 1.8 metres high and constructed of one of the following:-
 - (i) black powder coated chain mesh fence;
 - (ii) coloured metal tube (pool fence) style; or
 - (iii) face brickwork or rendered and painted masonry piers (either with or without masonry base) or hardwood timber posts, and infills of coloured metal tube or painted or treated timber lattice.
- .6 Fencing to all other side and rear boundaries is to be a maximum of 1.8 metres high to provide a visual screen, and constructed of one or a combination of the following:
 - (i) face brickwork or rendered and painted masonry;
 - (ii) painted or stained timber palings boarded on both sides, with capping and/or shaped posts;
 - (iii) brushwood style fencing; or
 - (iv) timber paling fencing with timber capping on the front returns.
- .7 Fencing to side boundaries is to finish one metre behind the main building line. The colour, finish and design of all fencing is to complement the architecture of the dwelling and blend with the streetscape.
- .8 Retaining walls constructed along side boundaries and protruding forward of the nearest building line on the lot must be tapered to meet the profile of the finished ground line.

8.1.11 Driveways

- .1 Only one driveway is permitted for each lot. Other than for access to double garages on rear laneways or where site specific issues warrant increased driveway width for vehicle manoeuvrability (eg. To manoeuvre around service installations), driveways are to be no wider than 5 metres when measured at the front property line.

- .2 At least 0.75 metres of screen planting or turf along the property frontage between driveways and side boundaries is encouraged in order to avoid driveways being immediately adjacent to one another.
- .3 Driveways are to be paved for their full width (ie. “car tracks” are not permitted).
- .4 Acceptable finishes for driveways are:
 - (i) coloured concrete or clay pavers on a concrete base;
 - (ii) exposed aggregate or brushed coloured concrete; or
 - (iii) stencilled or stamped concrete.

Plain concrete driveways are not permitted.

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

- .5 All driveway grades from the property boundary (not the kerb) to the garage are to conform with the North Lakes standard drawings for residential driveway layout and construction. The profile of the section of driveway between the front property boundary and the kerb is to follow the Council approved grade.

8.1.12 Ancillary Structures

.1 *Signs*

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

.2 *Air Conditioners*

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

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

.3 *Television/Radio Antennae & Satellite Dishes*

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

.4 *Solar Water Heaters*

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

.5 *Other Structures*

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

.6 *Unightly Objects*

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

8.2 Landscaping of Parks and Road Reserves

8.2.1 Design Strategy

.1 Landscaping is an integral part of the total design of the DCP area and landscape development within the different types of parks and the road reserves in this sector must be consistent with the overall intent of the Landscape Concept Plan and landscape design principles for the wider precinct.

.2 Landscaping within the sector must:-

- (i) be predominantly native planting species;
- (ii) unify the sector through planting type, texture, colour and hard landscaping elements;
- (iii) be in scale with the buildings and outdoor spaces;
- (iv) create a comfortable and attractive environment;
- (v) screen utility installations from public view;
- (vi) ensure that planting effects are contextually appropriate within the broader landscape strategy for the precinct;
- (vii) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting;
- (viii) address the landscaping of the various areas as shown on the Sector Landscape Plan in accordance with the requirements of this clause; and
- (ix) ensure that if plant species are chosen which are different for the purpose of creating visual and horticultural interest, they are nevertheless compatible aesthetically and ecologically with each of the other species chosen for the various areas.

.3 The species of trees, shrubs and ground covers used in parks and road reserves are to be selected from the Plant List in Annexure B. Plants of

similar characteristics may be substituted for a species in the Plant List and other plant types may be permitted, if approved by Council.

- .4 The Sector Landscape Plan (refer Figure 6) shows the areas of road reserves and parks to be landscaped based on the Proposed Plan of Subdivision. The layout and location of planting areas, park equipment and the like for all park types are shown in indicative terms only and will vary as a result of detailed design development.

8.2.2 Streetscape Design

- .1 The locations of street planting along the residential streets within the sector are shown indicatively on the Sector Landscape Plan. This plan also shows the indicative locations and alignments of carriageways and pathways, as well as threshold pavement treatments which may be provided.
- .2 Final streetscape designs forming part of a development application for operational works are to comply with the Integrated Development Design Elements B1, B2 and B3 of the Queensland Residential Design Guidelines.

8.2.3 Landscape and Planting Plan

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

8.3 Signage and Artworks within Parks and Road Reserves

8.3.1 Signage within the road reserves and parks of the sector must provide:

- .1 visible and legible signs;
- .2 an uncluttered streetscape;
- .3 professional and co-ordinated graphics for the identification of different uses within the sector;
- .4 signs compatible with their surroundings; and
- .5 generally simple, robust and low maintenance signage elements.

8.3.2 The location, form, scale, materials and colour selection of signage must be in keeping with the residential environment and must not dominate the urban landscape at ground level.

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

9.0 Infrastructure Obligations of the Principal Developer

9.1 Infrastructure to be Provided

The infrastructure required to be provided by the principal developer to serve the sector includes internal and external infrastructure to be provided in accordance with the Mango Hill Infrastructure Agreement 1999 (MHIA) and agreements made with the State Government in accordance with the DCP. These obligations are summarised as follows:

9.1.1 Roads

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

- .1 All internal collector and access roads and streets.
- .2 A two lane sub-arterial road being the extension of Discovery Drive from the existing Davenport Parade intersection to the northern boundary of the sector in accordance with the MHIA.
- .3 Intersections at the intersection points along the extension northwards of Discovery Drive to suit the standard of construction of adjacent roads including, if required, auxiliary left turn, right turn, stand-up lanes and traffic signals. The staging of traffic signals may be undertaken in accordance with a timetable approved by Council as per the MHIA; and
- .4 Bikeways and pathways along internal collector roads.

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 standard of construction referred to above will be undertaken to suit the rate of development of the sector. Where initial construction is not stated, the road is to be constructed to the standard described above to suit the rate of development of the sector.

9.1.2 Water

- .1 Construct internal reticulation systems to service all properties in the sector;
- .2 Construct an extension of the water supply network within the DCP area including those relevant sections of the mains shown on figure 9 necessary to service the anticipated demand within this sector; and
- .3 Make contributions towards water headworks and bulk water supply in accordance with the MHIA.

9.1.3 Sewerage

Unless already provided, construct all internal sewerage systems to service the properties in the sector and make contributions towards sewerage headworks in accordance with the MHIA, and unless otherwise agreed with Council:

- .1 Construct the trunk gravity main TM3 from the connection point with the internal sewerage system to the existing Council pump station PS116 initially and ultimately to the future pump station PS2 as shown on Figure 10;
- .2 Construct the upgrades of the existing Council pump stations PS115 and PS116;
- .3 Construct new rising main RM115 from PS115 to pump station PS180 (formally referred to as PS1); and
- .4 Construct the ultimate pump station PS180 and PS2, and discharge rising main RM1 and RM2 in accordance with the staging requirements of the MHIA and Interim Sewerage Discharge Scheme.

9.1.4 Stormwater

- .1 The principal developer must comply with the provisions of the Stormwater Management Plans for Tributary 2, 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 In addition, the principal developer must construct stormwater drainage systems as required by the MHIA to roads, parks and lots.

9.1.5 Parks

- .1 The requirements for park provision throughout the DCP area are set out in the DCP and the MHIA and those areas of the sector to be provided as park are shown on the Proposed Plan of Subdivision (refer Figure 4). The estimated areas of each park type to be provided within this sector are as follows:
 - Linear/Local Park 7,278 square metres
- .2 Provide park enhancement works to the Linear/Local Park in accordance with the MHIA.

9.1.6 Electricity Supply and Lighting

- .1 Provide underground electricity distribution to all properties within the sector to Energex (or another appropriate supplier of electricity) and Council standards;
- .2 Provide public lighting to all roads, streets, parks and other public areas and facilities within the sector to Energex (or another appropriate supplier of electricity) and Council standards; and
- .3 Provide high voltage electricity services to service the sector to Energex (or another appropriate supplier of electricity) and Council standards.

9.1.7 Communications

Arrange for the installation of underground telephone and broadband communications services for all properties in the sector.

9.2 State Government Infrastructure Requirements

- 9.2.1 There are no items of State Government infrastructure to be provided by the principal developer in conjunction with the development of the sector.
- 9.2.2 A local bus service must be provided to service the sector in accordance with the agreement with Queensland Transport.
- 9.2.3 The principal developer must contribute towards the cost of providing kerbside infrastructure associated with the public transport system. Such contribution is to be in accordance with the agreement with the State Government.

9.3 Infrastructure Affected by Development

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

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

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

9.4 How the Required Infrastructure Relates to the Infrastructure Agreements

The MHIA describes the infrastructure which must be provided by the principal developer as part of its obligations to provide infrastructure as envisaged by Chapter 12 of the DCP. The works described in Clause 9.1 are the principal developer's obligations under the MHIA in so far as they relate to this sector.

Infrastructure Agreements have been entered into by the principal developer with the Department of Main Roads and Queensland Transport. 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

The principal developer will provide all the infrastructure referred to in clause 9.1 at times to satisfy the requirements of the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the sector. Initial infrastructure works are anticipated to be constructed by September 2002. The staging of the roadworks where approved by Council will be as described in clause 9.1.1 and the MHIA.

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

The local bus service will be provided in accordance with clause 9.2.2.

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 MHIA, the principal developer states as follows:

- 9.6.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 28.5 ET.
- 9.6.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 98.334 EP.

10.0 Assessment of Compliance with Precinct Plan Performance Criteria

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

11.0 Definitions

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

ANNEXURE A.1

PROPOSED METES AND BOUNDS DESCRIPTION FOR URBAN RESIDENTIAL AREAS ELEMENT OF SECTOR

METES & BOUNDS
WOODVALE STAGE ONE URBAN RESIDENTIAL

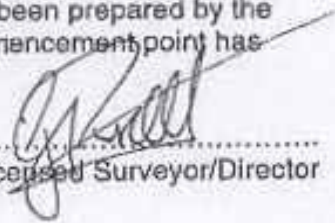
FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
EASTING - 502192.977 METRES, NORTHING - 6989096.452 METRES, THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 238°0'
FOR A DISTANCE OF 44.689 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 236°05'25"
FOR A DISTANCE OF 15.008 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 238°0'
FOR A DISTANCE OF 56.086 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 331°0'
FOR A DISTANCE OF 15.491 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 328°0'
FOR A DISTANCE OF 50 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 333°0'
FOR A DISTANCE OF 18.776 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 344°0'
FOR A DISTANCE OF 17 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 354°0'
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 328°0'
FOR A DISTANCE OF 12 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 305°0'
FOR A DISTANCE OF 16.5 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 327°0'
FOR A DISTANCE OF 18.1 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 345°51'
FOR A DISTANCE OF 21.094 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 350°49'35"
FOR A DISTANCE OF 27.972 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 355°27'
FOR A DISTANCE OF 17.605 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 358°39'05"
FOR A DISTANCE OF 13.953 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 1°47'35"
FOR A DISTANCE OF 17.03 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 5°01'15"
FOR A DISTANCE OF 14.789 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 8°01'25"
FOR A DISTANCE OF 14.822 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 10°48'25"
FOR A DISTANCE OF 12.638 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 12°0'
FOR A DISTANCE OF 35.296 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 102°0'
FOR A DISTANCE OF 43.802 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 147°40'40"
FOR A DISTANCE OF 7.246 METRES (MORE OR LESS), THENCE
IN A SOUTHERLY DIRECTION AT A BEARING OF 189°05'40"
FOR A DISTANCE OF 30.233 METRES (MORE OR LESS), THENCE

NL\VV1\RES\02.doc

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 147°40'40"
FOR A DISTANCE OF 248.283 METRES (MORE OR LESS),
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
2.8342 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

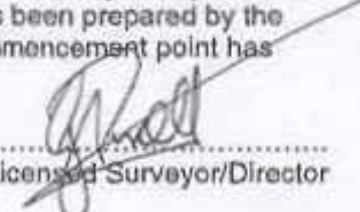
ANNEXURE A.2

PROPOSED METES AND BOUNDS DESCRIPTION FOR OPEN SPACE ELEMENT OF SECTOR

METES & BOUNDS
WOODVALE STAGE ONE MAJOR OPEN SPACE

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
EASTING - 502192.977 METRES, NORTHING - 6989096.452 METRES, THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 327°40'40"
FOR A DISTANCE OF 248.283 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 9°05'40"
FOR A DISTANCE OF 30.233 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 147°40'40"
FOR A DISTANCE OF 271.069 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 238°0'
FOR A DISTANCE OF 20 METRES (MORE OR LESS),
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
5193 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

North Lakes

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

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

Residential Sector Twenty-Six

North Lakes

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

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

Residential Sector Twenty-Six

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

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

Residential Sector Twenty-Seven

ANNEXURE C.1

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

SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR RESIDENTIAL SECTOR TWENTY-SIX

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

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) COLUMN A	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions) COLUMN B	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development) COLUMN C	Purposes for which premises may not be erected or used (Prohibited Development) COLUMN D
			Host farm Hotel Indoor recreation Institution Junk yard Kennels Licensed club Lot feeding Mini-brewery Motel Motor sport or shooting Occasional market Office Outdoor recreation Outdoor sales Passenger terminal Piggery Place of worship Poultry farm Re-cycling depot Restaurant Retail nursery Retail showroom Rural industry Service industry Service station Shop >200m ² GFA Shopping centre Showground Simulated conflict Special use Stable Stock sales yard Technology industry Tourist facility Transport terminal Transportable home village Turf farming Vehicle hire depot Vehicle sales yard Veterinary clinic Veterinary hospital Warehouse

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

ANNEXURE C.2

SUPPLEMENTARY TABLE OF DEVELOPMENT (OPEN SPACE ELEMENT) FOR THIS SECTOR

SUPPLEMENTARY TABLE OF DEVELOPMENT (OPEN SPACE ELEMENT) FOR RESIDENTIAL SECTOR TWENTY-SIX

Purposes for which premises may be erected or used without the consent of Council (Permitted Development)	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)	Purposes for which premises may not be erected or used (Prohibited Development)
COLUMN A	COLUMN B	COLUMN C	COLUMN D
<p>Park Local utilities</p>	<p>Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.</p>	<p>For land in a sector any purpose not listed in Column A, D or included in Column B but not nominated for that land in an approved sector plan</p>	<p>Accommodation units Adult product shop Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Car park Car wash Caravan park Casino Cattery Cemetery Commercial services Communication station Community dwelling Concrete batching plant Contractor's depot Convention centre 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 Helicopter landing site Home occupation Hospital Host farm Hotel Institution Junk yard Kennels Licenced club Lot feeding</p>

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) COLUMN A	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions) COLUMN B	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development) COLUMN C	Purposes for which premises may not be erected or used (Prohibited Development) COLUMN D
			Mini-Brewery Motel Motor sport or shooting Office Outdoor sales Passenger terminal Piggery Place of worship Poultry farm Retail nursery Retail showroom Retirement village Rural industry Service industry Service station Shop 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 Veterinary clinic Veterinary hospital Warehouse

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