

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 017-3000**

**for**

**Residential Sector Thirty-Five**

**Woodside Residential Precinct**

**North Lakes Development**

**6 June 2005**

(Approved by Council, under delegation, on 28/06/2004 and amended on 17/11/2004,  
18/03/2005 and 06/06/2005)

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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 Thirty-Five*. This document constitutes the Sector Plan for Residential Sector Thirty-Five.
- 1.6 The location of the sector within the DCP area and the Woodside Residential Precinct (the precinct) is shown on Figure 1.
- 1.7 Woodside Residential Precinct Plan No. 017 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 Thirty-Five covers the northern portion of the Woodside Residential Precinct (Plan No. 017). It is bounded by parkland in Caboolture Shire to the north, proposed linear park to the west, the remainder of Woodside Residential Precinct to the south, and the Environment Park to the east. The sector forms part of the Urban Residential Area land use 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 29 hectares. This total area includes areas to be dedicated for roads and parks as well as the residential lots.
- 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 a natural landscape setting, and opportunities for cross-corridor fauna movement.
- 4.3 The planning intent for Residential Sector Thirty-Five is to provide a range of traditional and small lot types. Residents will be situated close to proposed district and local playing fields south of the sector. The village park for the Woodside Residential Precinct will be located towards the southern boundary of the sector and the two local parks will be located towards the eastern and western parts of the sector, being centrally located for most of the residents. The extent of open space to be provided in and adjoining this sector would be expected to satisfy the main recreational and leisure needs of residents.

## **5.0 Development and Landscape Concept**

### **5.1 Development Concept**

Residential Sector Thirty-Five is proposed to be developed as a high quality, mixed residential community forming an integral part of the North Lakes development. It will comprise medium density housing including detached housing on small lots, a range of traditional and small lot dwelling types as provided for in the DCP (refer Figures 7a and 7b).

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 292 lots;
- (ii) A village park of approximately 5,000 square metres;



- (iii) Two local parks and linear parks of approximately 68,850 square metres; and
- (iv) 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 Woodside Residential Precinct Plan. More specific development and urban design principles behind the residential layout concept for this sector include the following:

- (i) Residential development focussed on the Environmental Park and linear park network. This nearby district and local playing fields are expected to cater for the needs of sporting groups within the DCP area;
- (ii) Incorporation of a modified grid road layout with high connectivity and responsiveness to topography;
- (iii) Inclusion of street planting and attractive streetscapes for housing within the sector;
- (iv) Provision for a possible bus route in proximity to the southern boundary of the sector;
- (v) Location of small lot housing generally on more gentle topography;
- (vi) Location of larger lots generally on steeper topography; and
- (vii) Streets aligned to minimise rear drainage where practicable.

It is noted that two sites have been identified for medium density residential development, in the form of townhouse units (with a maximum of three dwelling units per lot). The Precinct Plan has anticipated medium density residential development within the precinct.

## 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 Park:** linear open space along the western edge of the sector which will most likely include a corridor of native plantings, and potential cross-corridor fauna movement opportunities. Another linear park traversing the northern part of the sector will connect the western linear park with the environmental park.
- (ii) **Local Park:** two local parks will be incorporated in the eastern and north-western parts of the sector. These parks will serve the open space needs of dwellings within 200 metre catchment in accordance with DCP residential planning principles.
- (iii) **Village Park:** a village park will be incorporated towards the south of the sector. This park will serve the open space needs of dwellings within 400 metre catchment in accordance with DCP residential planning principles.

- (iv) 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 Woodside 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 retention of existing trees and/or 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, and along public road reserves, as well as within proposed parkland.

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.

Where appropriate, 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 Woodside Residential Precinct and other adjacent residential precincts to establish 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 The following purpose in column B of the supplementary table of development for the Urban Residential Areas element is nominated for the land in this sector:
- *Estate Sales Office*
  - *Townhouse units (maximum of 3 dwelling units)*

The other purposes set out in column B of the supplementary table of development for the Urban Residential Areas element and the Open Space element are 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 292, 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. Only one detached house is permitted on each lot.

Lots 345 and 589 have been identified as being suitable for Townhouse Units, with the maximum number of dwelling units being three per site.

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

#### **7.3.2 Vehicular and Pedestrian Access**

- .1 Indicative Vehicular Access locations are shown on the Sector Plan Map for smaller lots, and certain larger lots where special locational circumstances dictate the need for more specific access requirements. Other access point locations are acceptable where:

- (i) the garage is not built to a zero lot line; or
  - (ii) 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.

### 7.3.4 Estate Sales Office

Part of the land in is sector is to be developed as a display village and will include an estate sales office. The office will be developed by the Principal Developer and will be contained on only one lot within this sector. Car parking for the display village may be amalgamated onto lots adjoining the display homes in lieu of each home providing on site parking. The estate sales office will be limited to the sale and marketing of the development contained within the DCP area.

## **8.0 Design and Siting Guidelines**

The Woodside 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 Thirty-Five. 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).

As a standard residential development, 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 Woodside Residential Precinct Plan.

Where medium density residential development is permitted (ie. lots 345 and 589), the design and siting of all dwellings within the development is to comply with the acceptable solutions outlined in the Integrated Development Guidelines of the *Queensland Residential Design Guidelines* (QRDG). In addition to, or by way of further qualification of, the Integrated Development Guidelines, the Specific Guidelines for Medium Density Development outlined in section 8.2 are to also be complied with in the development of the sector. These additional requirements relate to key design elements which have been derived specifically for housing development at North Lakes and are intended to ensure overall design harmony and consistency between the numerous residential sectors of the project. . Where a conflict arises between the requirements of Section 8.2 and QRDG, the requirements of Section 8.2 will prevail.

If lots 345 and 589 are not developed for medium density residential development (Townhouse Units), then the requirements for Premium Traditional lots will apply to these lots.

Figures 5a, 5b, 5c, 5d, 5e, 5f, 5g and 5h, Sector Plan Maps, show the Proposed Plan of Subdivision and key design and siting controls for the various lots within Residential Sector Thirty-Five. As required by clause 2.4.8 of the DCP, Figures 5a, 5b, 5c, 5d, 5e, 5f, 5g and 5h 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.

## **8.1 Standard Residential Guidelines**

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 as a standard residential development. 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 contained in this document.

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**TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS SUMMARY**

LOT TYPE	MIN. LOT SIZE (m <sup>2</sup> )	MINIMUM BUILDING SETBACKS (Refer to Note 1)										PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION (Refer to Note 2)		OTHER REQUIREMENTS (Refer to Note 3)	
		FIRST STOREY					SECOND STOREY					Indicative Location of POS shown on Sector Plan Map	Minimum Area (m <sup>2</sup> )	Minimum Circle Diameter (m)	On-site	On-street	Maximum Building Site Cover (%)	Indicative Driveway Location shown on Sector Plan Map
		Typical Av. Lot Width (m)	Front (m) (Subject to additional garage setbacks where relevant)	Rear (m)	Mandatory Zero Lot Line [as shown on Sector Plan Map]	Side Setback (m) (for non ZLL boundary)	Front (m)	Rear (m)	Zero Lot Line	Side Setback (m)								
Villa	320	10	3	6 (incl. 3m building encroachment area for 60% of lot width)	Yes	1.0	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
Cottage	320	12	3	3	Yes	1.0	1.0	3	3	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
Patio (Min 2 Storeys)	320	14	3	3	Yes	1.0	1.0	3	3	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	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	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
Traditional	575	18	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	No	1.5	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
Premium Traditional	640	20	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	1.5	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	50	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	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	50	No (except where specific access location required)

**IMPORTANT NOTES ON TABLE 1 (See next page)**

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## ***IMPORTANT NOTES ON TABLE 1***

### **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 features of the land, existing or proposed easements, and/or other underground services which may require increased building setbacks.
2. The design of the development has taken into consideration the visibility at intersections and the amenity of the proposed neighbourhood. Consequently, for the purposes of the Standard Building Regulations (i.e corner truncations setbacks), further application for corner truncation setbacks is not required, provided that the setback specifically dimensioned and referenced on the Sector Plan Map (figures 5a, 5b, 5c, 5d, 5e, 5f, 5g and 5h) is complied with.
3. Where a lot fronts a park, the Sector Plan Map may nominate that the garage is to be set back a minimum of 5.5 metres from the property boundary to provide additional space for on-site visitor car parking in lieu of the standard on-street parking provision.
4. Where a setback is specifically dimensioned and referenced on the Sector Plan Map (figures 5a, 5b, 5c, 5d, 5e, 5f, 5g and 5h), the Sector Plan Map requirement will prevail over Table 1.
5. On Traditional, Premium Traditional and Dress Circle lots, unenclosed spaces such as verandahs, terraces, balconies, and pergolas may project into the front setback by a maximum distance of 1.5 metres provided the outermost projection is no closer than 3 metres from the front boundary. An additional setback to the garage is required as per note 2(d).

### **2. CAR PARKING PROVISION**

- (a) At least one on-site parking space is to be covered.
- (b) Any Cottage lots or single storey Villa lots are only permitted to have a single covered car space. A two storey dwelling on a villa lot may have a double garage provided the garage has a minimum front setback of 6 metres to the property line.
- (c) Where a single garage is proposed, a minimum front setback of 6 metres is required for the garage.
- (d) Where a third on-site parking space is required (i.e. for Premium Traditional and Dress Circle lots), the minimum front setback for a double garage will be 4.5 metres.

### **3. BUILDING SITE COVERAGE**

- (a) Except for Premium Traditional and Dress Circle lots, 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.

The summary of requirements in Table 1 are expanded below and the following are to be satisfied.

#### 8.1.1 Building Controls

- .1 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.

Any dwelling on a Patio lot is to be two storeys.

- .2 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 all street frontage.
- .3 Site coverage, as specified for each lot type in Table 1, is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas and roof eaves. Pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage. Except for Premium Traditional and Dress Circle lots, the above semi-enclosed outdoor structures are permitted to a further maximum building site coverage of 10% of the total lot area.

#### 8.1.2 Building Setbacks

- .1 Building setbacks for lots must comply with the setback requirements of Table 1 (unless dimensioned otherwise on the Sector Plan Map).
- .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 (unless dimensioned otherwise on the Sector Plan Map). However, on Traditional, Premium Traditional and Dress Circle lots, unenclosed spaces such as verandahs, terraces, balconies, and pergolas may project into the front setback by a maximum distance of 1.5 metres provided the outermost projection is no closer than 3 metres from the front boundary. An additional setback to the garage is required as per clause 8.1.6.3.
  - (ii) For corner lots, the minimum setback to the secondary street is 3 metres for Traditional, Premium Traditional and Dress Circle lots, and 1.5 metres for all other lots. The only exception to these requirements is where a lot has a secondary frontage to a minor access, stub road reserve or Discovery Drive 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

and additional corner setback requirements are shown on the Sector Plan Map.

- (iii) Except as noted in Table 1, 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 lot measured at the rear boundary. 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.
- (iv) Where lots have a zero lot line nominated on the Sector Plan Map, it is mandatory for the external wall of the building to be built to this boundary in accordance with Council's requirements. A building built to a zero lot line boundary must have a minimum length of wall on this boundary of six metres.
- (v) Where a non-mandatory zero lot line is not utilised on a Traditional lot 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 250mm is permitted to accommodate a gutter overhang. Where the 250mm 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 (unless dimensioned otherwise on the Sector Plan Map). 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 8.1.2.2(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 must comply with the minimum setbacks specified in Table 1 (unless dimensioned otherwise on the Sector Plan Map).
  - (iv) 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.

### 8.1.3 Private Open Space and Landscaping

- .1 The preferred location of the private open space nominated in Table 1 for each lot type other than Premium 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. entry courts, outdoor living areas or service areas must demonstrate a clear relationship to the internal living area of the dwelling.
- .4 Landscaping of the front garden, or on corner blocks both the front and external side garden must include the following as a minimum at the time of planting:
  - 3 trees, each at a minimum of 2 metres in height, and
  - 5 shrubs or trees, each to a height of 1 metre, and

- Garden beds mulched and edged, and
- Turf to the remainder of the front garden area.

#### 8.1.4 Building Appearance

- .1 For Cottage, Traditional, Premium Traditional and Dress Circle lots and where Premium Villa lots have a single or tandem garage (excluding Premium Villa lots in Stage 11), buildings are to have at least two habitable rooms and windows facing the street. All other lots types are to address the street by having at least one habitable room and windows facing the street. These rooms must include windows of appropriate proportions. This requirement must be accommodated either fully or partly on the second storey of a dwelling.
- .2 Front façades for all dwellings must incorporate at least one of the following design elements:
  - (a) A verandah with a minimum area of 6m<sup>2</sup> and minimum depth of 1.5 metres, or
  - (b) An entry portico with a minimum area of 4m<sup>2</sup> and minimum depth of 1.5 metres.
- .3 For Traditional, Premium Traditional and Dress Circle lots, unless the façade contains a step of a minimum depth of 900mm (excluding the step at the garage), the following elements will be required in addition to clause 8.1.4.2:
  - (a) An entry portico and verandah with a minimum depth of 1.5m and a total minimum area of 10m<sup>2</sup> (the element provided under clause 8.1.4.2 may be included as part of this total area), or
  - (b) A full front verandah with a minimum depth of 1.5 metres for the length of the frontage of the dwelling (not including the garage).

However, provided the columns of the entry portico referred to in clause 8.1.4.2(b) each have a minimum width of 350mm and the doorway is recessed a minimum of 230mm, the additional step or features included in this clause (8.1.4.3) are not required.
- .4 For lots fronting and having a common boundary with a secondary street, park, lake, or containing dual street frontage, the façade facing these features must mimic the design features and detail of the main façade of the dwelling, (i.e. through replicating the design, scale and dimension of roof style, windows and verandahs).
- .5 A minimum of 10% of the façade area of each dwelling (including garage or carport) facing the street or public area must be either windows or glass. This includes facades to lakes, parks and secondary street frontages to dwellings on corner lots.

- .6 All entrance foyers must include either sidelight or highlight windows in the entry alcove. The only exceptions are for Cottage lots, in which a minimum of 20% glazing in the front door is required in lieu of highlight or sidelight windows; or all other lot types, when a set of double doors are used.
- .7 The ceiling height of all single storey homes must be at least 2.7 metres above floor level. The material to be used to infill above windows and doors on a façade facing a street or public area must be the same material and colour used on the remainder of that façade.
- .8 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 8.1.5).
- .9 Unfinished metal sheds of any size are not permitted. Sheds of any sizes are to be suitably screened from the street, and park (ie. located behind or to the side of the main dwelling, screened by landscaping and/or side fence returns, etc.).
- .10 A minimum roof pitch of 25 degrees is to apply for all other lot types, except Cottage lots. Cottage lots are to have minimum roof pitch of 29 degrees. Innovative roof designs incorporating curved, flat or skillion elements will be assessed on their individual architectural merits by Council in consultation with the principal developer.
- .11 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.
- .12 Parapet walls are not permitted if a dwelling is required to be built to a side boundary.
- .13 All external plumbing (waste pipes and vents) must be concealed within wall cavities on two storey dwellings.
- .14 For Cottage lots, the following additional requirements are to be satisfied:
  - (i) The verandah posts are to be a minimum of 100mm x 100mm decorative timber posts (chamfered, fluted or turned); and
  - (ii) Timber single or double hung windows or substantial (in the bulk of the frame) aluminium double hung windows are a minimum requirement. If not under the verandah, complementary window awnings must be used; and
  - (iii) The roof must be made of pre-coloured metal; and
  - (iv) The façade is to be detailed and include elements such as:
    - (a) decorative trims, or
    - (b) corbel brickwork, or



- (c) rendered highlights i.e. sills, base course, or
- (d) mixed use of materials; and
- (v) The garage roof line on the front façade is to be lower than the main roof line. The garage is to be setback a minimum 6.0 metres from the front property boundary.

#### 8.1.5 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 painted masonry or bagged and painted masonry;
  - (ii) Fibre cement with rendered and painted textured 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 used as a minor element to this part of the wall or gable is therefore required to be rendered.

The materials and colours to be used to infill above windows and doors on a façade facing a street or public area must be the same materials and colours used on the remainder of that façade.

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

Roof materials 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.

- .6 The letterbox is to complement the dwelling.

#### 8.1.6 Garages/Carports

- .1 The minimum on-site parking provision for each lot type is specified in Table 1. On any Cottage lots or single storey Villa lots, only one car parking space is to be under cover. All other lots, with the exception to Premium Villa lots (excluding Premium Villa lots in stage 11), must provide two under cover car parking spaces.
- .2 On lots where more than two on-site parking spaces are required (ie. Premium Traditional and Dress Circle lots), the minimum garage setbacks must be 4.5 metres for a double garage.
- .3 All garages and carports must:
  - (a) Be set back a minimum 900mm from the front building line (the front building line is a line containing no less than 3.5 metres of the dwelling excluding unenclosed spaces) or where a two storey section extends over no less than 50% of the garage, the garage may be in line with second floor, and
  - (b) Occupy no more than 55% of the length of the frontage of single storey homes, and
  - (c) Incorporating a tilt up, panel lift doors or single roller doors. Double roller doors will be considered on their architectural merit where they complement the design of the dwelling.
- .4 Triple garages are only permitted on two storey homes on lots with a minimum 20m frontage and must have:
  - (i) One parking bay and door integrated within the front façade where a two storey section extends over no less than 100% of the width of this garage, the garage may be in line with second floor, and
  - (ii) All other garage doors set back a minimum 900mm from the front building line (the front building line is a line containing no less than 3.5 metres of the dwelling excluding unenclosed spaces).

#### 8.1.7 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

- (ii) Cottage Lots where picket style fencing forms an integral part of the character of the building; or
  - (iii) screening to private courtyards.
- .2 'Soft' enclosures and demarcations of the front property boundary, e.g. hedges, earth mounding and landscape planting, are encouraged. Where hedges are established to delineate a front boundary, gates may be incorporated, providing established and vigorous plantings are utilised for hedges.
- .3 Where a wall or fence is required to enclose a front private courtyard, it is to be setback a minimum of one metre from the 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 on the secondary street frontage of corner blocks must:
- (i) Be a maximum of 1.8 metres high, and
  - (ii) If solid fencing (less than 25% transparent), not occupy more than 50% of the secondary street frontage, and
  - (iii) Be constructed of painted lapped and capped timber palings with feature posts (maximum of 50% of frontage), or be a decorative fence as stated in clause 8.1.7.3.
- Solid pre coloured metal fencing is not permitted on the secondary street frontage of a corner block.
- .5 Front fencing for Cottage Lots should be constructed of painted timber pickets with a maximum height of 1.2 metres.
- .6 All side and rear fencing must be:
- (i) A maximum of 1.8 metres high, and
  - (ii) Constructed of treated timber paling, and
  - (iii) Set back 1 metre behind the front wall of the dwelling.
- .7 For the lots having a common boundary with the future linear parks, fencing along the common boundaries with the parks is to be:
- (i) a maximum of 1.8 metres high; and

- (ii) constructed of face brickwork or rendered and painted masonry piers (either with or without masonry base) and/or hardwood timber posts; and
  - (iii) infills of coloured metal tube.
- .8 Where the principal developer has constructed a fence, it must be maintained by the owner to the standard at which it was constructed.
- .9 Vertical retaining walls must be no more than 1 metre above natural ground level. All earthworks greater than 1 metre in height must be stepped with a minimum 500mm landscape area between the walls. Retaining walls must be constructed from stone or masonry to match the dwellings or sleepers. Timber retaining walls are not permitted where they are visible from the street or public areas.

#### 8.1.8 Driveways

- .1 One driveway is required for each lot, and must be completed prior to occupation of the dwelling. Acceptable finishes for driveways are:
- (i) coloured concrete or clay pavers on a concrete base;
  - (ii) exposed aggregate (acid washed, 10mm coloured stone mix) where used in combination with paved or coloured concrete borders, edges, banding or the like; or
  - (iii) stencilled or stamped concrete.

Plain concrete driveways are not permitted except within the road reserve to finish between a public footpath and the kerb.

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'.

- .2 Indicative Vehicular Access locations are shown on the Sector Plan Map for smaller lots, and certain traditional lots where special locational circumstances dictate the need for more specific access requirements and must be complied with unless otherwise approved. Other access point locations are acceptable where:
- (i) the garage is not built to a zero lot line; or
  - (ii) site specific issues warrant a different driveway location (e.g. as a response to land form, streetscape works or manoeuvrability requirements for vehicles).

- .3 All driveways must:
  - (i) Be no wider than 3.0 metres wide for a single garage or carport or be no wider than 5.0 metres for all other garage or carport at the property boundary, and
  - (ii) Allow for at least 500mm of landscaping between the driveway and the side property boundary.
- .4 Driveways are to be paved for their full width (ie. "car tracks" are not permitted).
- .5 The maximum grade for driveways is 1:5 except for Villa and Cottage lots where additional carparking spaces are to be provided on the driveway, a maximum grade of 1:8 is required. 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.
- .6 If a footpath has been constructed in front of your property the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.
- .7 If a crossover is provided and not used then it must be removed and the verge and kerb must be constructed at the owners cost, to Council's standard.

#### 8.1.9 Lots adjacent to a Park

- .1 Where a lot has a common boundary with a park, the Sector Plan Map may nominate that the garage is to be set back a minimum of 5.5 metres from the property boundary to provide additional space for on-site visitor car parking in lieu of the standard on-street parking provision.
- .2 Despite any other requirements for fencing in this document, fencing to a local or village park frontage is permitted to be 1.2 metres high only.
- .3 The principal address and letterbox location for the lot will be facing the street frontage.

#### 8.1.10 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 but only 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, rainwater tanks and meter boxes are to be screened or located away from any street or park frontage.

.6 *Unsightly 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 screened from public view.

## 8.2 Specific Guidelines for Medium Density Development

The following Specific Guidelines for Medium Density Development on Lots 345 and 589 are to be complied with in the development of any medium density housing on these lots:

### 8.2.1 Building Controls

- .1 The requirements of Section 8.1.1.1 and 8.1.1.2 apply.
- .2 Site coverage 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. Site coverage for Townhouse Units lots is 50%, with the above semi-enclosed outdoor structures permitted to a further maximum building site coverage of 10% of the total lot area.

### 8.2.2 Building Setbacks

- .1 *One Storey* (for single storey or ground floor of two storey buildings)
  - (i) The minimum front setback from boundary to building line is to be 4.5m, as dimensioned on the Sector Plan Map. However, unenclosed spaces such as verandahs, terraces, balconies, and pergolas may project into the front setback by a maximum distance of 1.5 metres provided the outermost projection is no closer than 3 metres from the front boundary. An additional setback to the garage is required as per clause 8.2.6.3.
  - (ii) The minimum setback to the secondary street is 3 metres, as dimensioned on the Sector Plan Map.
  - (iii) The minimum setback to a rear boundary is 3 metres.
  - (iv) The minimum setback to a side boundary is 1.5 metres.
  - (v) Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
- .2 *Second Storey*
  - (i) The front, secondary front and rear setbacks are to comply with the setback requirements specified in Clauses 8.2.2.1 (i), (ii) and (iii).

- (ii) The minimum setback to the side boundary is 2 metres.
  - (iii) Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
- .3 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.

### 8.2.3 Private Open Space and Landscaping

- .1 The requirements of Section 8.1.3.2, 8.1.3.3 and 8.1.3.4 apply.
- .2 Each dwelling unit is to provide a covered outdoor area with a minimum area of 10m<sup>2</sup> and a minimum depth of 2.5m.

### 8.2.4 Building Appearance

- .1 Any dwelling unit with a double garage is to have at least two habitable rooms and windows facing the street.
- .2 Front façades for each dwelling unit are to incorporate an entry portico or porch with a minimum area of 4m<sup>2</sup> and minimum depth of 1.5 metres.
- .3 For corner lots, a minimum of one dwelling unit is to front each street.
- .4 A minimum of 10% of the façade area of each dwelling (including garage or carport) facing the street or public area must be either windows or glass.
- .5 All entrance foyers must include either sidelight or highlight windows in the entry alcove. The only exception is when a set of double doors are used.
- .6 The ceiling height of all single storey homes must be at least 2.7 metres above floor level. The material to be used to infill above windows and doors on a façade facing a street or public area must be the same material and colour used on the remainder of that façade.
- .7 Each dwelling unit is to provide an internal storage area with a minimum volume of 8m<sup>3</sup>. This storage area may form part of the garage. Freestanding sheds are not permitted.
- .8 A minimum roof pitch of 25 degrees is to apply. Innovative roof designs incorporating curved, flat or skillion elements will be assessed on their individual architectural merits by Council in consultation with the principal developer.



- .9 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.
- .10 All external plumbing (waste pipes and vents) must be concealed within wall cavities on two storey dwellings.

#### 8.2.5 Building Colours and Materials

- .1 The requirements of Section 8.1.5 apply.

#### 8.2.6 Garages/Carports

- .1 For corner lots, one dwelling unit is permitted to have a double garage, provided that no more than two garage doors face any street frontage. All other dwelling units are only permitted to have a single garage with a minimum front setback of 6 metres (single garage setback only) to allow for a second car parking space in the driveway.
- .2 Where two single garages are adjacent to each other, they must be either separated by a substantial pier, or be offset by a minimum 1m.
- .3 All garages and carports must:
  - (a) Be set back a minimum 900mm from the front building line of each dwelling unit (the front building line is a line containing no less than 3.5 metres of the dwelling excluding unenclosed spaces) or where a two storey section extends over no less than 50% of the garage, the garage may be in line with second floor, and
  - (b) Occupy no more than 55% of the length of the frontage of single storey dwelling unit, and
  - (c) Incorporate a tilt up, panel lift doors or single roller doors. Double roller doors will be considered on their architectural merit where they complement the design of the dwelling.

#### 8.2.7 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 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 All side and rear fencing must be:
  - (i) A maximum of 1.8 metres high, and
  - (ii) Constructed of treated timber paling, and
  - (iii) Set back 1 metre behind the front wall of the dwelling.
- .5 Vertical retaining walls must be no more than 1 metre above natural ground level. All earthworks greater than 1 metre in height must be stepped with a minimum 500mm landscape area between the walls. Retaining walls must be constructed from stone or masonry to match the dwellings or sleepers. Timber retaining walls are not permitted where they are visible from the street or public areas.

#### 8.2.8 Driveways

- .1 Driveways must be completed prior to occupation of the dwelling unit. Acceptable finishes for driveways are:
  - (i) coloured concrete or clay pavers on a concrete base;
  - (ii) exposed aggregate (acid washed, 10mm coloured stone mix) where used in combination with paved or coloured concrete borders, edges, banding or the like; or
  - (iii) stencilled or stamped concrete.

Plain concrete driveways are not permitted except within the road reserve to finish between a public footpath and the kerb.

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'.

- .2 All driveways must:
  - (i) Be no wider than 3.0 metres wide for a single garage or carport or be no wider than 5.0 metres for all other garage or carport at the property boundary, and

- (ii) Allow for at least 500mm of landscaping between the driveway and the side property boundary.
- .3 Driveways are to be paved for their full width (ie. "car tracks" are not permitted).
- .4 The maximum grade for driveways is 1:5 except for single garages where additional carparking spaces are to be provided on the driveway, a maximum grade of 1:8 is required. 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.
- .5 If a footpath has been constructed in front of your property the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.
- .6 If a crossover is provided and not used then it must be removed and the verge and kerb must be constructed at the owners cost, to Council's standard.

8.2.10 Ancillary Structures

- .1 The requirements of Section 8.1.10 apply.

## 8.3 Landscaping of Parks and Road Reserves

### 8.3.1 Design Strategy

- .1 Landscaping is an integral part of the total design of the DCP area and landscape development within 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 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 to be landscaped based on the Proposed Plan of Subdivision. The layout and location of planting areas and the like are shown in indicative terms only and will vary as a result of detailed design development.

### 8.3.2 Streetscape Design

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

### 8.3.3 Landscape and Planting Plan

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

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

8.4.1 Signage within the road reserves 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 (if required);
- .4 signs compatible with their surroundings; and
- .5 generally simple, robust and low maintenance signage elements.

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

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

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

### **9.1 Infrastructure to be Provided**

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

#### **9.1.1 Roads**

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

- .1 All internal collector and access roads and streets.
- .2 A two lane undivided sub-arterial road being the further extension of Discovery Drive from the intersection with Marsh Parade to the south of this sector.
- .3 A two lane undivided sub-arterial road along the northern boundary of the Golf Course East 'B' Residential Precinct in accordance with the MHIA.
- .4 Intersections at the intersection points along the extension northwards of Discovery Drive (refer Figure 8) 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
- .5 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 GTS4 from the connection point with the future trunk gravity sewer TM4 to the to the future pump station PS2 as shown on Figure 10.
- .2 Construct the trunk gravity main TM4 from the connection with the internal sewerage system to GTS4 as shown on Figure 10.
- .3 Construct the extension of rising main RM115 from PS115 to the existing interim pump station TPS2 with ultimate connection to pump station PS180.
- .4 Construct the ultimate pump stations PS180 and PS2, and discharge rising mains 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 2B, as approved by Council, and construct stormwater management works so far as they relate to this sector. The provisions of the Stormwater Management Plans 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:
  - Village Park – 5,000m<sup>2</sup>
  - Linear Park, two local parks and open space – 68,850m<sup>2</sup>

- .2 The principal developer must comply, where appropriate, with the provisions of the Environmental Park Management Plan and any subsequent studies and/or plans prepared under the provisions of this plan.

#### 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 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 January 2005. 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 240ET.

- 9.6.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 861EP.

## **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**

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**METES & BOUNDS  
RESIDENTIAL SECTOR 35  
Urban Residential Areas Element**

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FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES  
EASTING – 502374.051 METRES, NORTHING – 6990186.661 METRES, THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 99°11'15"  
FOR A DISTANCE OF 508.317 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 162°05'15"  
FOR A DISTANCE OF 16.85 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 189°0'  
FOR A DISTANCE OF 12.746 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 212°0'  
FOR A DISTANCE OF 19.195 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 189°0'  
FOR A DISTANCE OF 31.509 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 198°0'  
FOR A DISTANCE OF 69.071 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 216°0'  
FOR A DISTANCE OF 39.223 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 239°0'  
FOR A DISTANCE OF 20.561 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 229°0'  
FOR A DISTANCE OF 3.609 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 209°0'  
FOR A DISTANCE OF 3.609 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 189°0'

FOR A DISTANCE OF 3.609 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 179°0'  
FOR A DISTANCE OF 8.513 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 190°0'  
FOR A DISTANCE OF 16 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 129°0'  
FOR A DISTANCE OF 37.114 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 137°40'55"  
FOR A DISTANCE OF 20.521 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 167°0'  
FOR A DISTANCE OF 13.125 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 158°50'20"  
FOR A DISTANCE OF 16.05 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 121°0'  
FOR A DISTANCE OF 22.753 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 138°0'  
FOR A DISTANCE OF 52.36 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 148°45'05"  
FOR A DISTANCE OF 33.011 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 167°49'05"  
FOR A DISTANCE OF 35.771 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 169°21'10"  
FOR A DISTANCE OF 12.742 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 175°20'  
FOR A DISTANCE OF 37.273 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 279°0'

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FOR A DISTANCE OF 196.943 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 189°0'  
FOR A DISTANCE OF 8.031 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 279°0'  
FOR A DISTANCE OF 32 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 282°16'45"  
FOR A DISTANCE OF 18.03 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 279°0'  
FOR A DISTANCE OF 34 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 9°0'  
FOR A DISTANCE OF 10 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 279°0'  
FOR A DISTANCE OF 82.188 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 189°0'  
FOR A DISTANCE OF 32 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 279°0'  
FOR A DISTANCE OF 10 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 282°0'  
FOR A DISTANCE OF 37.023 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 293°21'50"  
FOR A DISTANCE OF 25.483 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 319°25'10"  
FOR A DISTANCE OF 15.516 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 311°0'  
FOR A DISTANCE OF 36.112 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 316°42'40"

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FOR A DISTANCE OF 25.125 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 211°00'15"  
FOR A DISTANCE OF 25.385 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 311°0'  
FOR A DISTANCE OF 110.463 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 43°25'10"  
FOR A DISTANCE OF 25.022 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 311°0'  
FOR A DISTANCE OF 8.347 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 343°56'15"  
FOR A DISTANCE OF 22.404 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 331°13'15"  
FOR A DISTANCE OF 26.482 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 273°01'20"  
FOR A DISTANCE OF 25.232 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 313°22'  
FOR A DISTANCE OF 6.857 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 310°16'  
FOR A DISTANCE OF 40 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 307°38'  
FOR A DISTANCE OF 40 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 304°32'  
FOR A DISTANCE OF 40 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 301°55'  
FOR A DISTANCE OF 40 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 299°0'

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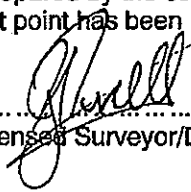


FOR A DISTANCE OF 40 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 296°0'  
FOR A DISTANCE OF 16.181 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 13°0'  
FOR A DISTANCE OF 13 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 60°0'  
FOR A DISTANCE OF 10 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 82°0'  
FOR A DISTANCE OF 15 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 61°0'  
FOR A DISTANCE OF 25 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 39°0'  
FOR A DISTANCE OF 24 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 70°0'  
FOR A DISTANCE OF 24 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 53°0'  
FOR A DISTANCE OF 17 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 34°0'  
FOR A DISTANCE OF 16 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 65°0'  
FOR A DISTANCE OF 21 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 75°0'  
FOR A DISTANCE OF 18 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 56°0'  
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 80°0'

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FOR A DISTANCE OF 24 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 48°0'  
FOR A DISTANCE OF 23 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 37°0'  
FOR A DISTANCE OF 21 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 43°0'  
FOR A DISTANCE OF 17 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 35°0'  
FOR A DISTANCE OF 31.249 METRES (MORE OR LESS),  
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
25.6924 HECTARES (MORE OR LESS).

We, PMM Group 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

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# **ANNEXURE A.2**

## **PROPOSED METES AND BOUNDS DESCRIPTION FOR OPEN SPACE ELEMENT OF SECTOR**

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**METES & BOUNDS  
RESIDENTIAL SECTOR 35  
Open Space Element**

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FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES  
EASTING - 502374.051 METRES, NORTHING - 6990186.661 METRES, THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 215°0'  
FOR A DISTANCE OF 31.249 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 223°0'  
FOR A DISTANCE OF 17 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 217°0'  
FOR A DISTANCE OF 21 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 228°0'  
FOR A DISTANCE OF 23 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 260°0'  
FOR A DISTANCE OF 24 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 236°0'  
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 255°0'  
FOR A DISTANCE OF 18 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 245°0'  
FOR A DISTANCE OF 21 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 214°0'  
FOR A DISTANCE OF 16 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 233°0'  
FOR A DISTANCE OF 17 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 250°0'

FOR A DISTANCE OF 24 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 219°0'  
FOR A DISTANCE OF 24 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 241°0'  
FOR A DISTANCE OF 25 METRES (MORE OR LESS), THENCE  
IN A WESTERLY DIRECTION AT A BEARING OF 262°0'  
FOR A DISTANCE OF 15 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 240°0'  
FOR A DISTANCE OF 10 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 193°0'  
FOR A DISTANCE OF 13 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 296°0'  
FOR A DISTANCE OF 23.819 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 294°50'10"  
FOR A DISTANCE OF 38.299 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 51°0'  
FOR A DISTANCE OF 30.165 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 71°33'50"  
FOR A DISTANCE OF 12.928 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 57°19'25"  
FOR A DISTANCE OF 28.601 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 38°36'30"  
FOR A DISTANCE OF 16.498 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 25°22'25"  
FOR A DISTANCE OF 25.387 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 344°24'40"

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FOR A DISTANCE OF 15.419 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 325°41'10"  
FOR A DISTANCE OF 36.58 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 345°15'30"  
FOR A DISTANCE OF 21.397 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 352°04'20"  
FOR A DISTANCE OF 23.92 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 1°06'55"  
FOR A DISTANCE OF 31.828 METRES (MORE OR LESS), THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 99°11'15"  
FOR A DISTANCE OF 255.748 METRES (MORE OR LESS),  
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
2.9822 HECTARES (MORE OR LESS).

We, PMM Group 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

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# ANNEXURE B

## PLANT LIST

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

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
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
Flindersia Schottiana	Bumpy Ash
Grevillea robusta	Silky Oak
Harpullia Pendula	Tulipwood
Jacaranda mimosifolia	Jacaranda
Leptospermum petersonii	Lemon Scented Tea Tree
Lophostemon Confertus	Brushbox
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 leuhmanii	Small Leaved Lilly Pilly
Tristaniopsis Laurina	Water Gum
Waterhousia floribunda	Weeping Myrtle
Xanthostemon chrysanthus	Golden Penda
<b>Shrubs</b>	
Baeckea virgata	Twiggy Myrtle
Baeckea virgata dwarf	Dwarf Baeckea
Banksia Birthday Candles	Birthday Candles

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

<b>Botanical Name</b>	<b>Common Name</b>
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 "Majestic"	Majestic
Grevillea "Superb"	Superb
Grevillea Honey Gem	Honey Gem
Grevillea Ned Kelly	Ned Kelly
Hovea acutifolia	Pointed Leaf 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	Dwarf Lilly Pilly
Tibouchina Juls	Dwarf Lassiandra
Tibouchina urvilliana	Lassiandra
Westringea fruticosa	Wynyabbie Gem
<b>Groundcovers</b>	
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 antartica	Grape Ivy
Cissus rhombifolium	Grape Ivy
Crinum pendunculatum	Swamp Lily
Cymbogon 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	Prostrate Grevillea
Hardenbergia violacea	False Sarspirilla
Helichrysum ramosissimum	Yellow Buttons
Hemerocallis hybrid	Day Lily
Hibbertia scandens	Snake Vine
Kennedia rubicunda	Dusky Coral Pea
Liriope Evergreen Giant	Lily Turf
Lomandra longifolia	Mat Rush

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

<b>Botanical Name</b>	<b>Common Name</b>
Lomandra multiflora	Many Flowered Mat Rush
Myoporum ellipticum	Creeping Boobialla
Pennisetum alopecuroides	Swamp Foxtail
Poa labillardieri	Tussock Grass
Zierra Carpet Star	Carpet Star
<b>Grasses</b>	
Danthonia induta	Wallaby Grass
Cynodon dactylon	Green Couch
Pennisetum alopecuroides	Swamp Foxtail
Poa australis	Native Poa
Themeda australis	Kangaroo Grass
Digitaria didactyla	Blue Couch
<b>Vines</b>	
Trachelospermum jasminoides	Star Jasmine
Pandorea jasminoides	Bower of Beauty
Hibbertia scandens	Snake Vine
Grevillea Royal Mantle	Prostrate Grevillea
<b>Street Trees</b>	
Acmena smithii	Lilly Pilly
Alphitonia excelsa	Red Ash
Angophora costata	Smooth Barked Apple
Backhousia citriodora	Lemon Scented Myrtle
Barklya syringifolia	Crown of Gold Tree
Brachychiton acerifolium	Flame Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Bribie Island Pine
Cassia brewsteri	Leichhardt Bean
Cupaniopsis anacardioides	Tuckeroo
Eucalyptus maculata	Spotted Gum
Eucalyptus microcorys	Tallowwood
Flindersia australis	Crows Ash
Flindersia Schottiana	Bumpy Ash
Grevillea baileyana	White oak
Harpullia pendula	Tulipwood
Hymenosporum flavum	Native Franjipanii
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca leucadendron	Small Leaved Paperbark
Melaleuca quinquenervia	Broadleaved Paperbark
Metrosideros queenslandicus	Lilly Pilly
Peltophorum pterocarpum	Yellow Flame Tree
Pittosporum rhombifolium	White Holly
Podocarpus elatus	Brown Pine
Pongamia pinnata	Pongamia
Syzygium australe	Scrub Cherry

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<b>Botanical Name</b>	<b>Common Name</b>
Syzygium leuhmanii	Small Leaved Lilly Pilly
Syzygium tiemeyanum	Water Cherry
Tristaniopsis Laurina	Water Gum
Waterhousea Floribunda	Weeping Lilly Pilly
Xanthostemon chrysanthus	Golden Penda