

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 029 - 7000

for

Local Community Facilities Sector Seven

**Hilltop South Childcare Centre Precinct
North Lakes Development**

(as approved under Council's Delegated Authority 3 October 2008)

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1.0 Introduction

- 1.1 The Mango Hill Infrastructure Development Control Plan (DCP) provides for the creation of a sector within a precinct. The area of the sector may be chosen by the principal developer. The principal developer must then prepare a sector plan and lodge it with Council for approval in accordance with the relevant provisions of the DCP.
- 1.2 A sector plan is the final plan in the plan making process. Its purpose is to provide the code of development for the land in the sector. It will form the basis for assessment of development applications.
- 1.3 To the extent this sector plan provides development standards which are inconsistent with those in the planning scheme, local laws, policies and codes, the standards 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 Local Community Facilities Precinct Sector Seven. This document constitutes the sector plan for the Hilltop South Child Care Centre – Sector Seven.
- 1.6 The location of the sector within the DCP area and the Hilltop South Residential Precinct is shown on Figure 1.
- 1.7 Hilltop North Residential Precinct Plan No. 29 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 The sector is located in the central western portion of the Hilltop Residential Precinct (Plan No. 029). It is broadly bounded by Hilltop North Residential Sector to the north-east, Hilltop South Residential Sector to the south – east and MIBA to the west. The sector forms part of the Urban Residential Area land use element. The location of the sector within the precinct is shown on Figure 2.
- 2.2 The area of the sector is 2,000 m². This sector does not include any areas to be dedicated for roads and parks.
- 2.3 The plan in Figure 3 shows the final boundaries of the Local Community Facilities and Urban Residential Areas land use element relative to this sector. The Proposed Metes and Bounds Description of the sector are provided in Annexure A.

3.0 Desired Environmental Outcomes

3.1 General

In relation to the land use element of Community Facilities, the DCP states the following general desired environmental outcomes:

DCP, Cl.8.1.1:

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

3.2 Specific

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

DCP, Cl. 8.1.2:

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

Whilst this sector has an Urban Residential Area land use element, its central location provides a link to the adjacent retail and Community facilities Sectors.

4.0 Planning Intent

4.1 Clause 8.2 of the DCP provides an outline of the planning intent for Community Facilities. The designated areas on the Structure Plan for Local Community Facilities are primarily intended to provide a wide range of community services to meet the daily needs of residents contained in one or several villages. The community services envisaged for the sector include:

- (a) Child care services;
- (b) Community Purposes;
- (c) Educational Establishment; and
- (d) Shop <300m².

4.2 Initial Planning Intent

The initial planning intent for Community Facilities Sector Seven is to provide for the development of a child care centre.

4.3 Planning Intent for Possible Longer Term Alternative Uses

In the event that the use of the child care centre discontinues in the long term, the sector would be appropriate for a range of alternative Local Community Facilities uses. Given its highly accessible and strategic location being in close proximity to both the North South Arterial Road and Bounty Boulevard other suitable uses would include community premises, educational establishment and retail uses. The uses considered appropriate in the longer term would serve as support uses for the adjoining retail sector (being 029-9000).

5.0 Development and Landscape Concept

5.1 Development Concept

Community Facilities Sector Seven is proposed to be developed as a child care centre. This facility will be conveniently located in the central western portion of the Hilltop Residential Precinct (Plan No. 029). The child care centre will meet the needs of the local residents and is well situated with good accessibility to both Bounty Boulevard and the North South Arterial Route.

The sector has been co-located with sites that have been identified for both retail and community uses. This allows the site to be highly accessible by pedestrian and a cycle network whilst more broadly providing a centre that caters to the needs of surrounding residents.

The proposed development will have a low rise domestic character and scale that relates to the surrounding physical environment. Its setting is highly visible from Bounty Boulevard and the local access road. This setting will influence the architecture and landscape character of the development.

The Sector Plan Map shows the fundamental parameters for development within the sector, as a framework for the implementation of the development requirements and guidelines contained in this sector plan (refer Figure 5). It also indicates the desired relationships of proposed buildings to the landform, car parking areas, pedestrian areas and the adjacent roads.

5.2 Landscape Concept

Planting is to be utilised to reinforce the distinctive character of development within Community Facilities Sector Seven. The low rise building should ensure that trees planted in groups are visually in scale with the built form. The landscape planting should encourage the establishment of a landscape canopy around and over the buildings, partly to screen the roof of the development which will be visible from both a local access road and Bounty Boulevard. Landscape treatments should provide transitional space (e.g. when moving from the car park into the buildings), and create interest and contrast through careful selection of the form, texture and colour of planting. In addition, planting should be carefully located to ensure that visual surveillance of car parking areas, vehicle drop off areas, arrival areas and children's play areas is maintained.

The landscape design for the sector promotes the planting of predominantly native trees and understorey plantings, due to their site endemic qualities, character suitability and ability to accept site conditions. The selective use of other compatible species may be appropriate to provide shade trees in play areas and outdoor spaces or as accents of colour and texture within the framework of native plant material.

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

The Sector Landscape Plan provides the basic framework for the landscape design of the sector (refer Figure 6).

6.0 Land Use Rights

- 6.1** Clause 2.4.9 of the DCP requires the final specification of land use rights for land in a sector to be chosen from the supplementary table of development in the Sector Plan for the particular land use element. If a purpose set out in column B of the supplementary table of development is not nominated for land in the sector, then that purpose thereafter for that land becomes permissible development (column C).
- 6.2** Land within the sector may be used for the purposes specified in column A of the supplementary table of development for the Local Community Facilities land use element which is the subject of this sector plan.
- 6.3** The following purposes in Column B of the supplementary table of development for the Local Community Facilities land use element are nominated for the land in this sector, provided that clause 6.4 of this sector plan is satisfied.
- Child care services;
 - Community Purposes;
 - Educational Establishment; and
 - Shop <300m².

Any other purposes not set out in columns B and D of the supplementary table of development for the Local Community Facilities element are permissible purposes for land in this sector (ie. they become column C purposes).

- 6.4** In determining appropriate conditions for Column B uses, Council will have regard to the following relevant matters:
- (i) amenity considerations, including potential noise and lighting impacts (refer Part 7, Division 3 of the planning scheme and section 7.3.5 of this sector plan);
 - (ii) car parking provisions (refer Section 9 of this Sector Plan); and
 - (iii) impacts on the local road network and vehicular access provisions (refer sections 7.3.2 and 10.1.1 of this Sector Plan).

Consistent with the North Lakes development objective of drawing upon the benefits of co-location and multiple use of community facilities and services, the use by businesses which are not listed above but form part of the retail definition may also be appropriate. However, these other uses will be permissible development requiring the consent of Council.

- 6.5** The scale of each use or combination of uses must not exceed the requirements and provisions of this sector plan unless Council's approval under section 11 of this Sector Plan has been obtained. This includes provisions for greater demand on water supply and sewerage infrastructure resulting from future alternative uses of the sector, as outlined in clause 10.5.3 of this Sector Plan.

- 6.6 The Supplementary Table of Development (Local Community Facilities) setting out the final specification of land use rights for land in this sector is contained in Annexure C.

7.0 Development Requirements

7.1 Introduction

Clause 2.4.2 of the DCP requires a sector plan to specify development requirements for land in the sector. Clause 1.11 of the DCP provides that to the extent a sector plan does not provide these provisions, then the provisions of the planning scheme 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 11 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; and
- (ii) references in the planning scheme to a local store are to be taken as a reference to a shop.

7.3 Specific Requirements

The following specific requirements apply to development within this sector:-

7.3.1 Subdivision Requirements

The proposed plan of subdivision has been included within this sector plan (Figure 4). It is not intended that there be any further subdivision of land within the sector. However, if the land in the sector is to be subdivided, then the minimum area, frontage and depth of proposed lots is to be determined by Council having regard to the proposed use of the lots, and the relevant requirements of the planning scheme relating to a comparable use or mix of uses and zoning (e.g. Commercial or Neighbourhood Facility Zones).

7.3.2 Vehicular and Pedestrian Access

- .1 Ingress and egress from public roads is limited to the Vehicular Access Locations shown on the Sector Plan Map (Figure 5). No further vehicular access from public roads or adjoining lots will be permitted.

- .2 Provision for pedestrian access must be made within the sector to enable access of pedestrians to facilities within the sector.
- .3 The layout and design of the sector must minimise conflict on-site between the car parking area and children’s access. Where there is more than one use proposed car parking to be shared among all uses, and must be readily accessed at all time.
- .4 Car parking for set down and pick up will be located so as to be visible from the access road, while maintaining the amenity of the street and adjacent properties. The set down and pick up areas will be paved or sealed.

7.3.3 Building Setbacks

The building(s) must be constructed generally within the Generalised Building Area designated on the Sector Plan Map. Pedestrian walkways and awnings may project into the nominated setbacks.

7.3.4 Site Coverage and Building Location

- .1 The maximum site coverage within the sector is fifty per cent (50%).
- .2 Roof overhangs, verandahs, pergolas, external seating and recreational areas which are either wholly or partly open to the elements, such as shade structures, translucent roofs and the like, may project beyond the Generalised Building Area.
- .3 Basement car parking is allowed within the Generalised Building Area. A basement car park which does not project greater than one (1) metre above finished ground level to the top of the slab will not be included for the purpose of calculating maximum site coverage.
- .4 The location and extent of the building(s) within the Generalised Building Area must respect the overall intent and character of development within the Hilltop Residential Precinct and adjacent residential areas and make appropriate allowances for landscape, pedestrian and car parking areas.

7.3.5 Building Height and Form

- .1 The maximum permissible number of storeys is two (2). Where the built form does not contain two storey’s consideration must be given to the inclusion of parapets as part of the built form to further distinguish the prominence of the site within the centre.

- .2 The maximum wall height of the building(s) above finished ground level must not exceed 10.0 metres, but architectural feature elements which enhance the visual qualities of the development and establish landmark elements may extend above the building(s) in the form of parapets, provided they are in scale with the overall development.
- .3 The roof(s) of the building(s) must be articulated to provide some visual interest and eliminate large, unbroken expanses of roof. Flat roofs are not permitted. Roof elements similar to the roof form of park shelters within North Lakes may be acceptable.
- .4 The form of development within the sector must respect its location being visible from Bounty Boulevard, and adjacent Hilltop Residential development. The built form is to be responsive to the site topography and the scale of adjacent residential development.

7.3.6 Lighting 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 AS 4282 - 1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm to 6am unless otherwise varied by Council.
- .3 External lighting must not cause unreasonable glare nuisance to nearby residential development.
- .4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth.
- .5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

7.3.7 Airborne Pollutants

- .1 If a child care centre is developed, it should be located so as to ensure that the children and staff are not exposed to air of unacceptable quality. Maximum concentrations of air pollutants should not exceed those recommended by the National Health and Medical Research Council. Any future development application for a child care centre shall be accompanied by a report, prepared by a suitably qualified person, which addresses this issue.

8.0 Design and Siting Guidelines

Clause 2.4.2 of the DCP requires a sector plan to specify for land in the sector design and siting guidelines, landscaping requirements and signage guidelines. The following guidelines relating to the buildings, structures and landscaping apply to all development within the sector.

8.1 Buildings and Structures

8.1.1 Design Theme

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

- .1 A design which provides a sense of identity for the local community facilities area. A high standard of architectural design must be achieved in expressing the initial purpose the land, although the character of the development (including signage and graphics) must not have a cluttered appearance.
- .2 A harmonious, high quality and coherent overall built environment in keeping with the desired urban character of the local community facilities area.
- .3 Design of the facades of the building(s) so that when viewed from the road frontages, car park and park frontage the building facades:-
 - (i) are visually interesting and accentuate entries and separate use areas; and
 - ii) provide relief elements to the building mass and achieve attractive facades by use of such building techniques as banding in surfaces, recessed and stepped walls, entry structures, pergolas, windows, glass panels and the like.
- .4 Develop built forms that are predominantly horizontal, with limited use of vertical elements integrated into the design as special features.
- .5 Promote community interaction and integration through the use of built form of a residential scale and urban design solutions, open streetscape and landscape character and fencing that allows for the visual integration of the development with the surrounding environment.

8.1.2 Building Layout

The building(s) must be constructed generally within the Generalised Building Area shown on the Sector Plan Map.

- .1 The location of the building ‘footprint’ must take account of topography, drainage, services, orientation, microclimate considerations, vehicular access, pedestrian movement patterns, streetscape and landscape design, neighbouring site development and the overall legibility of the sector.
- .2 While more than one building may be developed in the sector, the positioning of the building(s) is to create an integrated development. The design of the building(s) must reflect a low rise “residential scale”.
- .3 The positioning of the development is to address both the road frontage and the internal carparking area, by including the use of architectural and landscape treatments which contribute to the creation of active pedestrian frontages and allow for passive surveillance of the carparking area.
- .4 The integration of the child care centre building(s) with indoor and outdoor spaces and play areas on site is to ensure that the design, orientation and location of activities are appropriate to its use as a child care centre or other community use.
- .5 Major changes in the gradient of the land are to be accommodated in a manner sympathetic to surrounding development and the above guidelines.
- .6 The development should be protected from the adverse impacts of noise including road noise.

8.1.3 Building Materials, Types, Colours and Quality

- .1 The incorporation of materials with natural and durable qualities is generally appropriate.
- .2 Colours which blend with natural materials and the landscape setting are preferred as a background against which limited stronger or brighter tonal variations may be used to reinforce its community service role.
- .3 Brighter colour accents are acceptable for minor detail elements such as: window and door frames, columns, handrails and ornamental features, primarily to provide increased visual interest and variety, and to enhance the landmark qualities of the development. Dominant use of bright colours on this highly visible development site will not be permitted.
- .4 In order to avoid unreasonable glare nuisance to surrounding development, the major materials and colours must not be highly reflective.

- .5 Building roofs, fascias and cappings must satisfy the design criteria established above. Preferred major roofing materials include corrugated prefinished and coloured metal sheets, or clay or concrete tile products. The application of these materials must minimise any reflective nuisance to surrounding development.
- .6 Building walls must present as solid and permanent elements utilising quality finishes. Preferred major wall materials include rendered finishes which are pigmented or painted in colours which blend with natural materials and the landscape setting, or natural material finishes such as, painted weatherboard or combinations of these finishes. Plain or painted brickwork is not permitted.
- .7 The design, appearance, materials and colours of any garages, carports and storage sheds are to complement the appearance of the main building(s).
- .8 All materials must be clean and free from defects.

8.1.4 Plant and Equipment

Plant and equipment must comply with the following requirements:-

- .1 all air conditioning/ventilation plant/refrigeration plant and other equipment located on the roof or located externally around the building(s) must be treated as an integral part of the building form and screened from view from external roads by timber, lattice or metal fences or louvre panels coloured to match the roof (if on the roof) or otherwise to match with surrounding materials
- .2 if located externally around the building it must be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development in accordance with current environmental protection standards.
- .3 if satellite dishes are installed, they must be located in visually unobtrusive locations, preferably near screens to plant or service areas. Where located on roofs, satellite dishes must be positioned to reduce visibility from the adjacent roads or public open space, and where practicable located away from the side walls, parapets or eave lines of the building.

8.1.5 Building Design for Climate

- .1 The buildings should incorporate appropriate responses to the South-East Queensland climate. This may include the use of external shade structures such as verandahs, overhangs, screens, shade structures and semi-enclosed

outdoor spaces, to allow enjoyment of the outdoors while also providing relief from the sun, wind and rain.

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

8.2 Landscaping

8.2.1 Design Strategy

- .1 Landscaping is an integral part of the total design of the DCP area. The landscape elements and building forms in this sector must be harmonious and visually unifying. Landscape development must also blend with the landscaping of the surrounding natural form and major streetscapes, and be generally consistent with the Landscape Concept Plan for the Hilltop South Residential Precinct.
- .2 Landscaping within the sector must:
 - (i) unify the sector through planting type, texture, colour and hard landscaping elements
 - (ii) be in scale with the building(s) and outdoor spaces
 - (iii) create a comfortable and attractive environment

- (i) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area
- (v) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting
- (vi) address the landscaping of the areas shown on the Sector Landscape Plan in accordance with the requirements of this subsection; and
- (vii) 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
- (viii) establish appropriate screening of obtrusive uses to protect visual amenity.

8.2.2 External Landscape

The locations of street planting along the road frontage of the sector are shown indicatively on the Sector Landscape Plan. The location of frontage trees must take into account viewing opportunities to the building(s) and sightline requirements at vehicular entry points. The person who undertakes the development or uses the sector must provide this external frontage landscaping (unless already provided) prior to the use commencing.

8.2.3 Internal Landscape

A minimum of 10% of the sector must be retained as absorbent landscape area, not including courtyard areas and paved outdoor areas. Internal landscape areas can include outdoor children's play areas and semi-enclosed outdoor spaces integrated with the built form. While the final definition of internal landscape areas will be dependent on the detail design and siting of the building(s), the framework of the landscape planting of the sector is to be in accordance with the design principles shown indicatively on the Sector Landscape Plan and outlined below:

.1 Entry Areas

Any planting adjacent to the Vehicular Access Point(s) must highlight the access to and from the sector and ensure vehicle drivers' sightlines are maintained. These areas may be turfed and/or planted each side of the driveway with a variety of plant species, including some flowering groundcovers and low shrubs to create visual interest, and may incorporate primary signage walls/elements for identification of the sector.

.2 Frontage Area

The road frontage area must be turfed and planted so as to create a high degree of presentation and a permeable landscape setting which blends with the streetscape planting and the adjacent retail Sector. The landscaping of these areas must soften, enhance and provide scale to the built form without obscuring it from the road. This may be achieved by means of vertical elements in the form of canopy trees to balance out the horizontal appearance of en masse ground covers and small shrubs.

.3 Generalised Landscaped Carparking Area

Landscaping for surface car parking areas is to include advanced shade trees planted at a rate of not less than one tree per six vehicle spaces, except where shade structures are provided. Pergola or shade structures may be constructed in car parking areas provided they blend with the built form and landscaping of the sector.

.4 Other Internal Landscape Areas

Other Landscape Areas within the sector are to be planted to provide shade protection, visual interest and soften the built form, as well as screening unwanted views of loading areas, garbage bin areas, outside storage areas and plant and machinery. Landscaping is to allow for visual surveillance from any buildings to the internal landscape areas, to the drop off areas and to the access street. Landscaping of these areas may include trees, shrubs and groundcovers, turfed open spaces, hard landscape elements (e.g. paved areas and outdoor fittings and furniture), screen fences and water features.

The selection of landscape material for the child care centre is to be cognisant of children's safety, by excluding thorny or poisonous plants that may be hazardous to young children.

The final locations of other internal landscape areas will depend upon the detailed site layout and building design which will form part of subsequent Development Applications.

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

8.2.4 Landscaping and Planting Plan

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

8.2.5 Hard Landscape Elements and Fencing

- .1 Retaining walls, if provided, must incorporate stepping, recessing, piers or other treatments to achieve visual interest and enhance the sector frontage. These walls must be consistent in appearance, provide a unifying element and visual enhancement of the overall development, and be softened with landscaping. They must be of a scale and materials that complement the dominant forms of the streetscape while responding to landform. Bare, untreated concrete will not be acceptable.
- .2 Free-standing walls, retaining walls and any other landscape structures must complement the built form and the landscape setting, including the use of complementary materials and colours.
- .3 Boundary fencing design, materials and finishes will reflect a suitable high level of quality and durability and will be compatible with the proposed development.
- .4 Fencing to street boundaries will maintain a visual connection between the development and the street. All fencing is to be setback a minimum of 2.0 metres within the 3.0 metre landscape buffer. Proposed fencing must be developed in association with landscape planting between the fence and the property boundary.

Appropriate fencing styles include the following:-

- face brickwork or masonry piers and base (minimum 300mm base) with coloured render or textured finish and infills of matching masonry, coloured metal tube or painted or treated “Good Neighbour” style timber palings; or
 - painted or stained timber fencing with boarding both sides, with capping and shaped posts.
- .5 The fencing and frontage landscape treatment along the road frontage of the development is to complement the streetscape character of that road and the landscape character of the adjacent retail and residential land uses.

- .6 Fencing to the retail sector will maintain a visual connection between the two developments providing greater integration. Proposed fencing must be at least 50% semi-transparent. The fence will be constructed of face brickwork or rendered and painted masonry piers and base (minimum 300mm base) and infills of coloured metal tube, painted or stained timber lattice or horizontal timber battens. Where fencing is proposed on the side and rear boundaries adjoining the residential sector, the height of the fencing must not exceed 1.8 metres and is to be constructed of timber palings. These fences must be screened by a landscaped strip with a minimum depth of one (1) metre.
- .7 Paving and other hard surface treatments may be provided where required in vehicular, pathway or landscaped outdoor areas. Acceptable finishes include coloured concrete pavers, exposed aggregate or brushed concrete finish, or stencilled or stamped concrete.
- .8 Where special paving treatments are not required, other internal driveways and car parking areas must generally be of asphaltic concrete construction.

8.3 Signage and Artworks

8.3.1 Signage within 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; and
- .4 signs compatible with their surroundings.

8.3.2 Two categories of sign are permitted, as follows:

- .1 Primary Signage
 - (i) One Freestanding Primary Sign has been identified by the Sector Plan Map. The major freestanding sign is to be limited to a maximum of 5 metres high (above existing ground level), be 2 metres wide and contain a maximum total area of 8m². The advertising material contained on this sign may include any of the uses in the sector, provided signage is undertaken in a coordinated manner.

- (ii) Where a small pylon sign is proposed as the Primary Sign the small pylon sign is not to expose an unsightly back view of the sign. A small Pylon sign is to be limited to a maximum of 3 metres in height (above existing ground level) and contain a maximum total surface area of 5m² per side, for a maximum of 2 sides. No pylon sign shall be erected on a site along which are located Billboard signs unless the frontage exceeds 100 metres in which case such signs are to be no closer than 60 metres. A small pylon sign is to be erected in a landscape environment and have a minimum setback to a side boundary of 3.0 metres.
- (ii) Primary signage which identifies the development may also be located on the front facade of the building(s) provided it is complementary to the overall building design. A front facade primary sign must not exceed 6 square metres in area. It must also be attached to the structure of the building and not to awnings and the like.
- (iii) The colour scheme of the signage will be in keeping with the predominantly natural and recessive colours used for the built form that blend with the landscape setting.
- (iv) Night lighting of the signage will be acceptable, provided it is not neon or flashing lights.
- (v) The use of the North Lakes logo as part of the primary signage is encouraged, subject to the approval of the principal developer.

.2 Other Signage and Graphics

All other signage and graphics within the sector must be subordinate in form and size to the primary signs and provided only for the following purposes:

- (i) to provide direction
- (ii) to identify areas and intended uses; and
- (iii) to provide information and marketing identity.

The size, placement, materials and colours of all signage are to be complementary to the built form and landscape setting.

8.3.3 The approval of signage under this Sector Plan is in addition to any license requirements under Council's Local Law No.7.

- 8.3.4 Signage and graphics are not permitted on the roof or above the roof fascia lines of building(s).
- 8.3.5 Signage and graphics must be designed to prevent confusion and clutter to prospective customers or users of facilities within the sector.
- 8.3.6 The use of the North Lakes logo as an integral element of the signage and graphics is encouraged, subject to the agreement of the principal developer.
- 8.3.7 Works of high quality urban art, including paving patterns and sculptures, are encouraged. These artworks must contribute strongly to enhancing the architecture and landscape, and achieve humanising elements.

8.4 Development Undertaken in Stages

- 8.4.1 If development is undertaken in stages, the area for future development must be landscaped so the presentation of the sector to street and park frontages does not give a temporary or partially completed appearance.
- 8.4.2 On completion of work in any stage:
 - .1 the remainder of the sector must be cleared of all rubble, debris and construction material and equipment; and
 - .2 the land must be grassed so as to be capable of being mown and landscaped. Landscaping must include perimeter planting of advanced specimens of fast growing native species of a minimum height of one point five (1.5) metres.

9.0 Car Parking

Clause 2.4.2 of the DCP requires a sector plan to specify car parking requirements for land in the sector. Clause 1.11 of the DCP provides that to the extent a sector plan does not provide these provisions then the provisions of the planning scheme will prevail. The following outlines the special provision for car parking under this sector plan.

The number of car parking spaces to be provided on site is to be calculated in accordance with the planning scheme requirements. For the purpose of this calculation the proposed lot is to be considered to be a Local Business zone. Should the planning scheme be amended or replaced the car parking requirement would be calculated on a similar basis under the new document. Employee bicycle parking is to be provided at a rate of 1 space per 200m² GFA.

The design of the car park and the provision of loading facilities will be in accordance with Council requirements and standards at the time of lodgment of the necessary development application.

10.0 Infrastructure Obligations of the Principal Developer

10.1 Infrastructure to be Provided

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

10.1.1 Roads

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

- .1 All internal, adjacent or abutting collector and access roads and streets in accordance with Section 4.2.2(g) and (h) of the Mango Hill Infrastructure Agreement 1999.
- .2 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 initial standard of construction referred to above will be undertaken to suit the rate of development of the sector. Where initial construction is not stated, the road is to be constructed to the standard described above to suit the rate of development of the sector.

Although this Sector Plan does not require access from the North-South Arterial Road the provision and timing of construction of this road from the MIBA Connection Road to Boundary Road, will be completed by end 2010, or otherwise in accordance with any alternate findings from ongoing traffic reviews approved in accordance with Section 4.2.2 of the MHIA.

10.1.2 Water

- .1 Construct internal reticulation systems to service a limited number of areas in the sector.

- .2 Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

10.1.3 Sewerage

- .1 Unless already provided, construct all internal sewerage systems to service a limited number of areas in the sector.
- .2 Make contributions towards sewerage headworks in accordance with the MHIA.

10.1.4 Park

- .1 The requirements for park provision throughout the DCP area are set out in the DCP and the MHIA, no land contribution is to be dedicated as part of any resultant development application.

10.1.5 Stormwater

- .1 The principal developer must comply with the provisions of the Stormwater Management Plans for Tributary A, 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.

10.1.6 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.

10.1.7 Communications

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

10.2 Infrastructure Affected by Development

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

- .1 Roads external to the DCP area and the sector
- .2 Water supply infrastructure
- .3 Sewerage infrastructure
- .4 Stormwater
- .5 Parks
- .6 Electricity supply
- .7 Communications systems; and
- .8 State Government infrastructure.

The infrastructure described in clause 10.1, together with the obligations of the principal developer under the MHIA, is required to mitigate the adverse affects on such infrastructure.

10.3 How the Required Infrastructure relates to the Infrastructure Agreement

The MHIA describes the infrastructure which must be provided by the principal developer as part of its obligation to provide infrastructure as envisaged by chapter 12 of the DCP. The works described in clause 10.1 are the principal developer's obligations under the MHIA in so far as they relate to this sector.

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

10.4 Program for Infrastructure Provisions

The principal developer will provide all the infrastructure referred to in clause 10.1 at times to satisfy the requirements of the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the sector. The staging of the roadworks, where approved by Council, will be as described in clause 10.1.1 and the MHIA.

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

Council is to use its best endeavours, including its powers of resumption if lawful, to obtain all necessary rights to permit the construction of water and sewerage infrastructure if such infrastructure is constructed on land external to the DCP area over which Council does not have such rights.

10.5 Water and Sewerage Demands

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

10.5.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector (based on the Child Care Use) is 5 ET's.

10.5.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector (based on the Child Care Use) is 15 EP's.

10.5.3 If a future alternative use of the sector imposes a greater demand on minimum water supply and sewerage infrastructure than assigned in an approved development site, Council will approve the alternative use provided the developer demonstrates:

- (i) that to do so will not adversely impact on minimum water supply and sewerage infrastructure standards within the DCP area and elsewhere if considered appropriate by the Council's engineer having taken into consideration development approved in the DCP area at the time of an application and future development in the DCP area as provided for by the DCP; and
- (ii) that the principal developer will not be prevented from servicing the total number of ETs or EPs provided in the MHIA.

In the event the developer satisfies Council of the requirements in (i) and (ii) above, the Council will require the payment of headworks charges for ETs and EPs not already paid in respect of the proposed development.

11.0 Relaxation Power

Council may relax the requirements contained in this sector plan or the planning scheme if the Council or its delegated officer forms the view that the relaxation sought:-

- .1 is minor in nature
- .2 is unlikely to unduly affect the amenity of adjoining properties having due regard to the character of the area and the nature of land use in the vicinity
- .3 is unlikely to place additional demands of any significance on infrastructure
- .4 is unlikely to give rise to any additional traffic hazard or parking requirement; and
- .5 is in accordance with the relevant intent and performance criteria contained in the precinct plan.

12.0 Definitions

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

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ANNEXURE A

**PROPOSED METES AND BOUNDS
DESCRIPTION FOR LOCAL COMMUNITY
FACILITIES ELEMENT OF SECTOR**

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ANNEXURE B

PLANT LIST

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**Annexure B: Plant List -
Community Facilities Sector Four
Public Parks & Road Reserves**

Botanical Name	Common Name
Trees & Palms	
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
Shrubs	

**Annexure B: Plant List -
Community Facilities Sector Four
Public Parks & Road Reserves**

Botanical Name	Common Name
Baeckea virgata	Twiggy Myrtle
Baeckea virgata dwarf	Dwarf Baeckea
Banksia Birthday Candles	Birthday Candles
Banksia ericifolia	Heath Banksia
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River
Callistemon Little John	Little John
Grevillea "Coconut Ice"	Coconut Ice
Grevillea "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
Groundcovers	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Alternanthera dentata	Alternanthera
Austromyrtus dulcis	Midyim Berry
Brachyscome microcarpa	Forest Daisy
Brachyscome multifida	Daisy
Cissus antartica	Grape Ivy
Cissus rhombifolium	Grape Ivy
Crinum pendunculatum	Swamp Lily
Cymbopogon refractus	Barbed Wire Grass
Dianella caerulea	Flax Lily
Dianella revoluta	Spreading Flax Lily
Dietes bicolor	Japanese Iris
Dietes grandiflora	Wild Iris
Doryanthes excelsa	Gynea Lily
Erigeron karvinskianus	Sea Side Daisy
Grevillea Bronze Rambler	Bronze Rambler

**Annexure B: Plant List -
Community Facilities Sector Four
Public Parks & Road Reserves**

Botanical Name	Common Name
Grevillea Royal Mantle	Prostrate Grevillea
Hardenbergia violacea	False Sarspiralla
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
Lomandra multiflora	Many Flowered Mat Rush
Myoporum ellipticum	Creeping Boobialla
Pennisetum alopecuroides	Swamp Foxtail
Poa labillardieri	Tussock Grass
Zierra Carpet Star	Carpet Star
Grasses	
Danthonia induta	Wallaby Grass
Cynodon dactylon	Green Couch
Pennisetum alopecuroides	Swamp Foxtail
Poa australis	Native Poa
Themeda australis	Kangaroo Grass
Digitaria didactyla	Blue Couch
Vines	
Trachelospermum jasminoides	Star Jasmine
Pandorea jasminoides	Bower of Beauty
Hibbertia scandens	Snake Vine
Grevillea Royal Mantle	Prostrate Grevillea
Street Trees	
Acmena smithii	Lilly Pilly
Alphitonia excelsa	Red Ash
Angophora costata	Smooth Barked Apple
Backhousia citriodora	Lemon Scented Myrtle
Barklya syringifolia	Crown of Gold 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

**Annexure B: Plant List -
Community Facilities Sector Four
Public Parks & Road Reserves**

Botanical Name	Common Name
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
Syzygium leuhmanii	Small Leaved Lilly Pilly
Syzygium tierneyanum	Water Cherry
Tristaniopsis Laurina	Water Gum
Waterhousea Floribunda	Weeping Lilly Pilly
Xanthostemon chrysanthus	Golden Penda

ANNEXURE C

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

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**SUPPLEMENTARY TABLE OF DEVELOPMENT (LOCAL
COMMUNITY FACILITIES ELEMENT) FOR COMMUNITY
FACILITIES SECTOR SEVEN**

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) COLUMN A	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions) COLUMN B	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development) COLUMN C	Purposes for which premises may not be erected or used (Prohibited Development) COLUMN D
Self Assessable	Code Assessable	Impact Assessable	
Caretaker's residence Local utilities Park	Child care centre Community premises Educational establishment Shop <300m ²	Any other use not listed in Column A, B or D.	Accommodation units Adult product shop Agriculture Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Camping grounds Caravan park Casino Cattery Cemetery Communication station Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structures Duplex dwelling Extractive industry Family day care centre Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Home occupation Host farm

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) COLUMN A	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions) COLUMN B	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development) COLUMN C	Purposes for which premises may not be erected or used (Prohibited Development) COLUMN D
Self Assessable	Code Assessable	Impact Assessable	
			Hotel Junk yard Kennels Lot feeding Mini brewery Motel Motor sport or shooting Office Outdoor sales Piggery Poultry farm Place of Worship Retail showroom Rural industry Service Industry Shopping Centre >3000m ² GLA Showground Simulated conflict Special use Stable Stock sales yard Technology industry Tourist facility Townhouse units Transport terminal Transportable homes village Turf farming Vehicle hire depot Vehicle sales yard Warehouse

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

ANNEXURE D

SIGNAGE GUIDELINES



NORTH LAKES

NORTH LAKES TOWN CENTRE FRAME SIGNAGE GUIDELINES

1.0 OBJECTIVES

The objectives of the signage standards for North Lakes are:

- (i) To implement design standards consistent with the existing and future character of North Lakes
- (ii) To ensure that signs and advertisements complement the attractiveness, safety, legibility and amenity of the North Lakes environment, both day and night
- (iii) To support the role of signs and advertising as an important factor in the marketing of North Lakes and in identifying the commercial character in areas of the development.

2.0 DEFINITIONS

Animated Signage:

An animated sign is an advertisement with a changing display, such as flashing or chasing bulbs, or any other non-static illuminated displays.

Third Party Advertising:

A “third party” advertising sign is an advertisement for a business not conducted on the land on which the sign is located, or a commodity not available on that land, and includes an advertisement for a particular brand of product sold or distributed from the premises. However, an advertising sign which incorporates the North Lakes logo as an integral element of the signage, or a sign which includes only a generic reference to the type of product available on the land is not a “third party” advertising sign in terms of the inclusion of the North Lakes logo or the generic product reference.

On- Site Business Advertising:

An on-site business advertising sign is an advertising sign which is limited in its content to the name of a business premises and the name and services offered by the occupants of the business premises. An on-site business advertising sign may also incorporate the North Lakes logo as an integral element of the signage.

Artworks/Murals: Artwork and murals are architectural graphics and other artworks which do not contain any implied or direct reference to a business undertaking or service or commodity available from a business undertaking. However, artworks and murals may incorporate the North Lakes logo as a supporting or an ancillary element.

3.0 SIGNAGE GUIDELINES

Except in the case of road signs, the following guidelines will be applied to all advertising signage erected in the North Lakes Town Centre Core. The following guidelines are to be read in association with the guidelines contained in Section 7.9.1 of this Sector Plan.

These guidelines are intended to apply for individual signs, but where they form part of a coordinated signage plan, they can be varied.

3.1. Scale and Location of Signs on Buildings

The scale of the sign shall be compatible with the building and building elements on which it is affixed and to which it is in proximity, as well as nearby buildings, streets and other existing signs. Consideration shall be given to the sign's relationship to the overall appearance of the development as well as surrounding development.

The number and area of signs, if specified, are intended to be maximum standards.

3.2. Principal Developer Signs

Within road reservations and on land in ownership of the Council or the principal developer, signage content is limited to the message requirements of the principal developer and traffic control. Generally content of signs within these areas will be restricted to directional information for identifying locations, buildings, services and events. Commercial business names or logos will generally not be permitted except for sponsorships on temporary event signs.

3.3. Traffic Safety

A sign must not obstruct pedestrians' views of traffic or vehicle driver's views of pedestrians, other traffic or the road ahead. A sign must not create possible confusion for drivers at critical locations such as intersections, traffic signals, or merging and weaving situations eg. red and green lit signage near traffic intersections.

3.4. Installation Fixings

No support, fixing, suspension or other systems required for the installation of a sign shall be exposed, unless designed as an integral feature of the sign. Conduits, wiring, switches etc shall be discreetly placed out of general view.

3.5. Animated Signs

Animated signs, where parts or all of the sign components move, may be acceptable in non-residential environments where no significant adverse impacts are likely to adjacent or nearby sensitive land uses.

3.6. Clutter

The visual amenity of the local area and the effectiveness of the message on the sign will be enhanced by reducing signage clutter. Proposed signs shall be assessed in the context of the number, type, size and location of existing signs on the site and surrounds.

3.7. Illumination

The luminance of an externally illuminated advertisement in the Town Centre Core (measured in candelas per square metre) is not to exceed 500 cd/m².

The luminance level of an advertisement may exceed this level where it can be shown that the increase in luminance level is unlikely to contribute to a traffic hazard or cause an inappropriate loss of amenity.

The external illumination of signs is to be carried out in such a way as to minimise the spill effects beyond the target sign. An illuminated sign must be designed to make the best possible use of the energy efficient equipment and light sources available.

At street level sign illumination is to be consistent with the general level of lighting so as to eliminate shadows and promote the safety of adjoining public areas.

The intensity of lighting and hours of illumination must not unreasonably impact on any residential properties or traffic operations.

3.8. Environmental Controls

A sign must not be nailed or similarly fixed to a tree. Every sign shall be maintained and kept in good repair.

3.9. Performance Controls

Unless otherwise approved under the coordinated signage plan, a proposed sign must meet the performance criteria outlined in the following section. The acceptable standards associated with each type of sign are provided as examples and should not be seen as precluding other solutions. However, where alternative solutions are proposed, the onus will be on the proponent to demonstrate that the relevant performance criteria are met.

SIGNS PERFORMANCE CRITERIA



Signs shall:

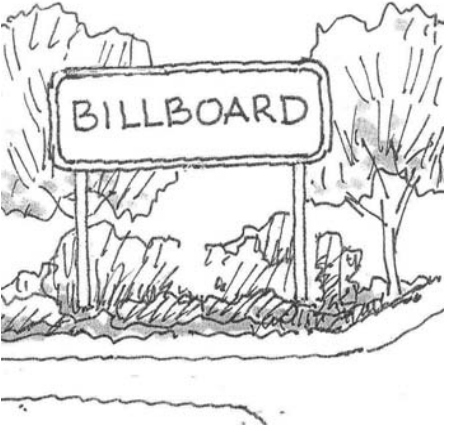
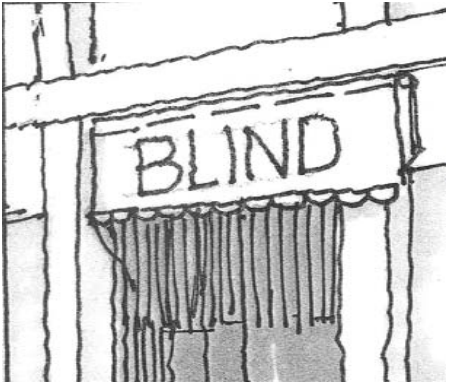
- (i) not create a hazard to traffic or pedestrians**
- (ii) be of character and design standard consistent with the objectives and controls for this sector plan**
- (iii) complement the streetscape and amenity of the locality by virtue of their size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts**
- (iv) if affixed to a building, complement the architectural style of the building by virtue of their size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; and**
- (v) not unnecessarily repeat or duplicate similar signs.**

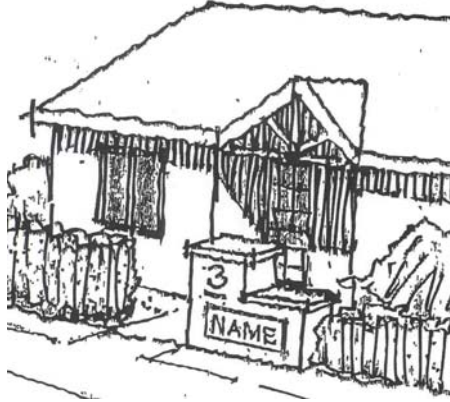

4.0 TYPES OF SIGNS


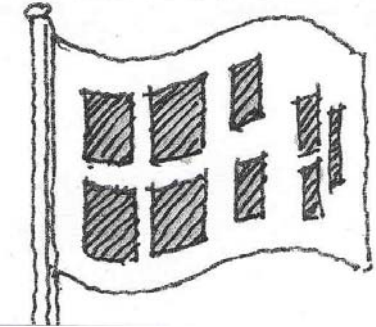
The following schedule sets out maximum criteria for various types of signs. Such signs may be permitted subject to the overall performance standards being met.


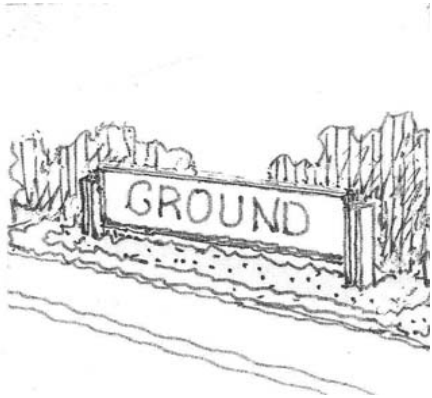
- (i) Above Awning Sign
- (ii) Awning / Fascia Sign
- (iii) Billboard Sign
- (iv) Blind Sign
- (v) Business Plate
- (vi) Canopy Sign
- (vii) Created Awning Sign
- (viii) Flag Pole Sign
- (ix) Footway Sign
- (x) Ground Sign
- (xi) Hamper Sign
- (xii) Highrise Building Sign
- (xiii) Lantern Sign
- (xiv) Pole Sign
- (xv) Projecting Flag Sign
- (xvi) Projecting Sign
- (xvii) Stallboard Sign
- (xviii) Under Awning Sign
- (xix) Vertical Banner Building Sign
- (xx) Vertical Banner Freestanding Sign
- (xxi) Wall Sign
- (xxii) Window Sign
- (xxiii) Small Pylon Sign



TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>ABOVE AWNING SIGN An Above Awning Sign is an advertisement above an awning, verandah roof or the like.</p>		<p>Maximum size</p> <p>Maximum height above awning</p> <p>Extent</p> <p>Other requirements</p>	<p>Length - 2.7 metres</p> <p>Height - 0.6 metres</p> <p>Width - 0.3 metres</p> <p>1.0 metre</p> <p>Not to project beyond the edges of the awning</p> <p>No unsightly supports or rear view of sign.</p> <p>Any unsightly supports required for structural reasons are to be set back behind edges of sign</p>
<p>AWNING/FASCIA SIGN An Awning/Fascia Sign is an advertisement painted or otherwise affixed to the fascia of a building, an awning, verandah or return end of an awning.</p>		<p>Maximum extent</p> <p>Maximum height</p> <p>Maximum thickness</p>	<p>Not projecting above or below the fascia</p> <p>0.6 metre</p> <p>0.1 metre out from fascia</p>


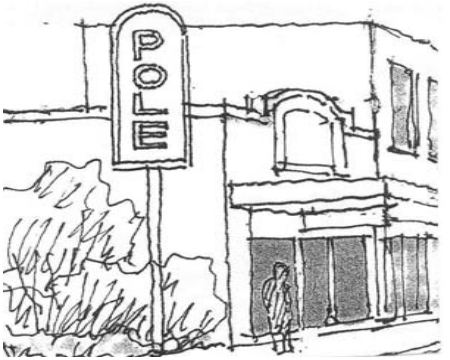
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>BILLBOARD SIGN A Billboard Sign is a freestanding display surface, the width of which is greater than the height and which may be positioned on the ground or mounted on one or more vertical supports.</p>		<p>Maximum area</p> <p>Maximum height above ground to top of sign</p> <p>Setting</p> <p>Minimum setback from side boundary</p> <p>Front setback</p> <p>Maximum</p>	<p>20 square metres per side for a maximum of 2 sides</p> <p>6.5 metres or the height of a building in close proximity whichever is the lesser</p> <p>As a free standing structure within a landscaped environment and so as not to expose an unsightly back view of the sign to a road or other public places</p> <p>3.0 metres</p> <p>Not to project beyond front property alignment</p> <p>Generally no billboard shall be erected on a site along which are located Pylon or Large Pylon signs unless the frontage exceeds 100m in which case a separation of 60m must be achieved.</p>
<p>BLIND SIGN A Blind Sign is an advertisement painted on or otherwise affixed to solid or flexible material suspended from the edge of an awning, verandah or wall.</p>		<p>Minimum clearance between the lower most point of the sign and the footway</p> <p>Maximum number</p>	<p>2.4 metres</p> <p>1 per tenancy frontage</p>

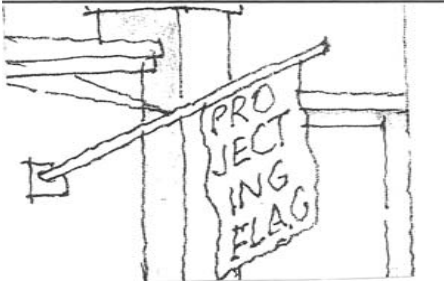
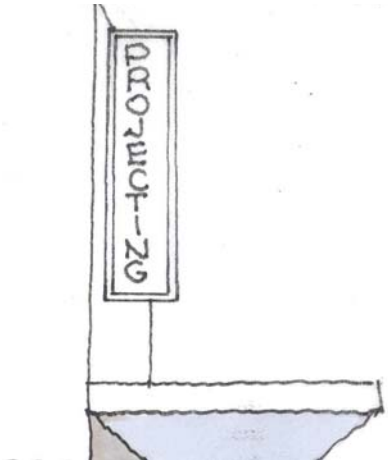
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>BUSINESS PLATE A Business Plate is a small advertisement identifying the name and/or trade, business or calling of the occupant or business premises. A Business Plate may be painted or affixed to a wall.</p>		<p>Maximum surface area of sign residence in a residential area Maximum surface area per business occupant of premises in commercial and mixed use areas</p>	<p>0.3 square metres 0.3 square metres</p>
<p>CANOPY SIGN A Canopy Sign is an advertisement, painted or otherwise affixed, to a canopy, whether the canopy is constructed from flexible or solid material.</p>		<p>Minimum clearance between the lower most part of the sign and the footway Maximum number</p>	<p>2.4 metres 1 per tenancy frontage</p>



TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>CREATED AWNING LINE SIGN A Created Awning Line Sign is an advertisement attached to and extending beyond a fascia of an awning or the like.</p>		<p>Extent</p> <p>Maximum area</p> <p>Minimum clearance</p>	<p>Not more than 0.6 metre above the fascia to which it is attached</p> <p>The created area is not to exceed 25% of the fascia</p> <p>2.4 metres to the footpath pavement</p>
<p>FLAG POLE SIGN A Flag Pole Sign is a fabric sign hung from a pole.</p>		<p>Maximum surface area</p> <p>Maximum height above ground</p>	<p>3.0 square metres</p> <p>6.5 metres if planted in the ground</p>


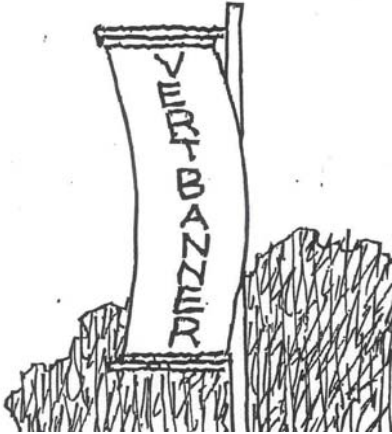
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>FOOTWAY SIGN A Footway Sign is a portable, freestanding advertisement, normally supported by an 'A' or inverted 'T' frame, and typically displayed on a footway.</p>		<p>Maximum size</p> <p>Maximum number Location</p> <p>Other requirements</p>	<p>Height - 1.0 metre Width - 0.6 metre Depth - 0.6 metre</p> <p>1 per tenancy</p> <p>A Footway Sign on a footway is to be positioned near the kerb (but not closer than 0.25 metre) so as to leave clear passage for pedestrians along the footway, particularly the visually disadvantaged who rely on clear passage along the frontage of shops.</p> <p>No footway sign is to be positioned so as to obstruct, clutter or detract from street landscaping, furniture or artwork</p> <p>A Footway Sign not to be located on a public road.</p> <p>A Footway Sign is not to have moving, rotating or animated parts, such as a spinner sign. A Footway Sign is to be displayed only during trading hours and is not to be used for the display of merchandise</p>
<p>GROUND SIGN A Ground Sign is a monolithic sign which, in effect, sits on or rises out of the ground.</p>		<p>Setting</p> <p>Maximum height Maximum surface area Maximum setback from side boundary Maximum number</p>	<p>Erected within a landscaped environment. Not erected to expose an unsightly back view of the sign. When in a residential area, only permitted where used in a name of a multi-unit development site</p> <p>1.8 metres 10 square metres 3 metres</p> <p>One per frontage for frontages up to 100 metres For frontages over 100 metres, spacing of signs to be no less than 60 metres</p>

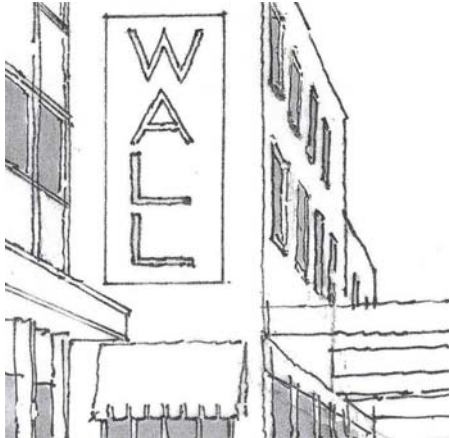
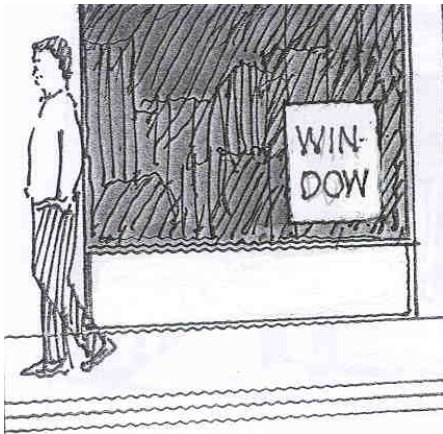
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>HAMPER SIGN A Hamper Sign is an advertisement, painted or otherwise affixed, between a door head and an awning, or their equivalent levels.</p>		<p>Maximum thickness Maximum Extent</p>	<p>0.3 metre from the face of the wall The size and form are to be compatible with the building on which they are located.</p>
<p>HIGH RISE BUILDING SIGN A High Rise Building Sign is an advertisement naming or identifying a high rise building by the use of a logo or the like.</p>		<p>Maximum extent Maximum number Other requirements</p>	<p>Contained within the actual or created outline of a building or appears as if it was part of the original building if part of a structure creating a changed building outline One per building frontage A High Rise Building Sign is not to contain third party advertising</p>

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>LANTERN SIGN A Lantern Sign is a translucent lighting fixture displaying the name and/or trade, business or calling of the occupant.</p>		<p>Maximum number for a Home Occupation or Business</p> <p>Maximum edge dimension of lantern</p> <p>Maximum height</p> <p>Maximum illumination</p>	<p>One</p> <p>0.5 metre (i.e. to fit into a Cube of 0.5 x 0.5 x 0.5 metres)</p> <p>2 metres</p> <p>Not greater than a standard 100 watt incandescent bulb</p>
<p>POLE SIGN A Pole Sign is a freestanding sign mounted on one or more vertical supports which has a smaller surface area and a lower height than a Pylon/Column sign.</p>		<p>Maximum number</p> <p>Aspect</p> <p>Maximum surface area</p> <p>Maximum height above ground</p> <p>Minimum setback from side boundary</p> <p>Setting</p>	<p>One two-sided pole sign per allotment street frontage</p> <p>Not erected to expose an unsightly back view of the sign</p> <p>2.4m² per side for a maximum of two sides.</p> <p>4.5 metres</p> <p>3 metres</p> <p>Erected within a landscaped environment</p>

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>PROJECTING FLAG SIGN A Projecting Flag Sign is a non-illuminated, wall-mounted corporate flag.</p>		<p>Maximum size Maximum number Minimum spacing Minimum clearance</p>	<p>0.3 square metre per face 4 per site 2 metres 2.4 metres to the footpath pavement.</p>
<p>PROJECTING SIGN A Projecting Sign is a double-faced sign projecting at right angles to a wall and fixed to the wall. A Projecting Sign is not an Under Awning Sign.</p>		<p>Minimum clearance between the lowermost point of the sign and the footway Maximum number Orientation Extent Maximum size</p>	<p>2.4 metres One per building frontage Vertical Not projected above the height of the wall to which it is attached Height - 3.0 metres Width - 0.75 metre</p>

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>STALLBOARD SIGN A Stallboard Sign is an advertisement, painted or otherwise affixed, at the base of a shopfront, normally below a shop window</p>		<p>Fixing</p> <p>Maximum Extent</p>	<p>Fitted flush</p> <p>The size and form are to be compatible with the building on which they are located.</p>
<p>UNDER AWNING SIGN An Under Awning Sign is an advertisement suspended under an awning or verandah.</p>		<p>Orientation</p> <p>Minimum clearance between the lowermost point of the sign and footway</p> <p>Extent</p> <p>Location</p> <p>Minimum distance between under awning signs</p> <p>Maximum dimensions</p>	<p>At right angles to the building frontage</p> <p>2.4 metres</p> <p>Not to project beyond the awning or verandah</p> <p>Central to each shop or tenancy or shopping arcade entrance</p> <p>3.0 metres</p> <p>Length - 2.7 metres or not greater than 75% of the width of the awning or verandah which ever is lesser</p> <p>Height - 0.6 metres</p> <p>Width – 0.3 metres</p>

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
		Minimum setback from side boundary	1.5 metres
<p>VERTICAL BANNER BUILDING SIGN A Vertical Banner Building Sign is an advertisement of non-rigid material normally fixed at the top and bottom to brackets projecting from a building.</p>		<p>Maximum height</p> <p>Maximum width</p> <p>Minimum clearance between lowermost point of the sign and the footway</p> <p>Maximum area</p> <p>Minimum spacing between signs</p> <p>Minimum setback from side or rear boundary</p>	<p>Not to project above the height of the adjacent part of the building to which it is fixed and not to exceed 5 metres above ground level</p> <p>0.75 metre</p> <p>2.4 metres</p> <p>2.4 square metres</p> <p>6.0 metres</p> <p>3.0 metres</p>
<p>VERTICAL BANNER FREESTANDING SIGN A Vertical Banner Freestanding Sign is an advertisement of non-rigid material normally supported at two or more locations from brackets extending from a freestanding pole.</p>		<p>Maximum height (above ground level to top most support)</p> <p>Maximum width</p> <p>Minimum clearance between lowermost point of the sign and the footway</p> <p>Minimum spacing between signs</p> <p>Minimum setback from side boundary</p>	<p>5.0 metres</p> <p>0.75 metre</p> <p>2.4 metres</p> <p>6.0 metres</p> <p>3.0 metres</p> <p>2.4 square metres</p>

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>WALL SIGN A Wall Sign is an advertisement, painted or otherwise affixed, flat to a wall.</p>		<p>Maximum thickness (or projection from wall) Maximum number Maximum surface area Location</p>	<p>0.3 metre One per tenancy 20% of wall space or 6 m², whichever is the lesser Ground floor level and first floor level and not to project beyond the edge of the wall.</p>
<p>WINDOW SIGN A Window Sign is an advertisement, painted or otherwise affixed, to the glass of a display window.</p>		<p>Maximum surface area of sign</p>	<p>25% of the area of the glass panel or panels on which it is displayed</p>

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
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