

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 029 - 9000

for

Community Facilities - Sector Five

Hilltop South Residential Precinct

North Lakes Development

24 September 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 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 *Community Facilities Sector Five*. This document constitutes the Sector Plan for Community Facilities Sector Five.
- 1.6** The location of the sector within the DCP is shown on Figure 1.
- 1.7** The Hill Top Residential Precinct Plan (No. 0029) 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. The area of the sector is 1.451 hectares.
- 2.2** The plan in Figure 3 shows the final boundaries of the Local Community Facilities land use element relative to this sector. The Proposed Metes and Bounds Description of the sector is provided in Annexure A.

3.0 General Desired Environmental Outcomes

3.1 General

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

DCP, Cl.8.1.1:

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

3.2 Specific

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

DCP, Cl. 8.1.2:

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

4.0 Planning Intent

4.1 Clause 8.2 of the DCP provides an outline of the planning intent for all levels of Community Facilities. The designated areas on the Structure Plan specifically for Local Community Facilities are primarily intended to meet the daily and community needs of residents within the DCP area. A wide range of community services are envisaged, including:

- (a) Convenience retailing and commercial services
- (b) Community health, welfare and child care services
- (c) Limited cultural, dining and other entertainment services.

This sector is the third to be identified in the designated Local Community Facilities node within the south-western part of the DCP area. It is anticipated that other community facilities, including a child care centre within Community Facilities Sector Seven, will develop over time in areas adjacent to the sector.

It is possible that some integration and multiple use of activities may occur due to the co-location of community facilities within this node. Shared resources such as car parking and public transport may result from the co-location of community facilities.

5.0 Development and Landscape Concept

5.1 Development Concept

5.1.1 Background

The broad land use principles for developing a mixed retail use in this location are outlined in the Hill Top Residential Precinct Plan (Plan No. 029). This sector plan allows for a retail use to be located:

- (i) to form part of a wider grouping of community facilities in a central location of the residential precinct.
- (ii) along a planned bus route which will likely follow the main east-west spine collector road running through the middle of the precinct (being Bounty Boulevard);
- (iii) with convenient access to, and visibility from, the North-South Arterial Road which will link the development to other external employment generators such as the MIBA Development to the west.

At full development the Local Community Facilities is proposed to include a retail Shopping Centre of approximately 3,000 sq.m, a Community Centre site of approximately 3,400 sq.m (being Plan 029-8000), a Child Care Centre site of approximately 2,400 sq.m (being plan 029-7000). A mix of medium and high density residential dwellings adjoins this Sector.

Stage 1 of the Community Facilities development is to be approximately 1,200 – 1,300sq.m in area consisting of 2 - 3 specialty shops and a major tenant being an anchor supermarket with a GLA not less than 1,000 sq.m. Stage 1 is intended to be operational by mid 2009 and a detailed architectural design will be developed in consultation with the major tenant.

Sequencing of future stages of the Local Community Facilities Sector will relate to the take up of the residential development in the Precinct. The proposed development staging of the Local Community facilities Sector is to be as follows:

| Stage | Timing | Supermarket | Specialties | | Total |
|-------|------------|-------------|-------------|-----------|---------------|
| | | | No. | Area | |
| One | Mid 2009 | 1,000sq.m | 2-3 | 300sq.m | 1,300sq.m |
| Two | Early 2011 | 500sq.m | 3-5 | 500sq.m | 2000sq.m |
| Three | Early 2013 | NA | 10-13 | 1,500sq.m | 2800-3000sq.m |

5.1.2 Planning Context

The sector has been located adjacent to other community facilities and major access routes (being Bounty Boulevard and the North South Arterial Route). This is particularly relevant for a newly developing community such as that of the DCP area, where the co-location of community facilities is proposed and will provide an important focus for the community.

The potential co-location and shared use of facilities will minimise the duplication and increase community accessibility to facilities such as the child care centre resource centre, car parking and bus setdown areas.

The subject site is adjacent to the Mixed Industry and Business Area (MIBA) of North Lakes (to the west), which is intended to provide a diverse range of business and industry employment opportunities and is expected to account for some 5,200 jobs for the 55Ha net area proposed for development. Based on the anticipated rate of development, the MIBA employment areas are forecast to result in a potential workforce of approximately 3,200 workers (60% of the total MIBA area) estimated by 2012. The rate of employment anticipated as a result of the MIBA development will further support the development of this Sector

for retail and community facilities.

As noted above the subject site is located on the corner of the future North South Arterial and Bounty Boulevard trunk collector roads. The North South Arterial will be a major distributor road and will bisect North Lakes, connecting the existing Boundary Road with Anzac Avenue in the south. The subject site will benefit from increasing traffic volumes along the North South Arterial Road, which is anticipated to accommodate between 7,500 and 8,000 vehicle movements per day in 2013.

Pedestrian and bicycle circulation to the sector will be a priority of the overall DCP area circulation and open space systems. The detail design of the roads immediately adjoining the sector will need to specifically accommodate the pedestrian and bicycle movements associated with future uses.

The proposed development will have a scale that is suited to the physical character of the sector and its surrounds. The development's setting being in a highly visible location from both Bounty Boulevard and the North South Arterial route, will need to be taken into consideration in the architectural and landscape context of any proposal.

The Sector Plan Map shows the parameters for development within the sector, (refer Figure 5). The Sector Plan maps illustrates the desired relationships of proposed building areas to pedestrian areas and adjacent roads and residential land uses.

5.1.3 Core Facilities

Core facilities associated with the development of a Local Community Facility will incorporate a range of services for the local community and is proposed to include an anchor supermarket (of not less than 1,000 m²) and a range of specialty shops but not limited to a video store, pool supplies, indoor recreation (gymnasium), restaurant / take away cafe, hairdresser and/or medical centre.

5.2 **Landscape Concept**

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

The use of native species as the predominant plantings will visually reflect the original natural setting of the DCP area, as well as offering benefits of reduced maintenance and water requirements (refer Annexure B). In addition, exotic and flowering species may be used as feature planting, for example, to announce entries to the sector, to provide shade trees in carparking areas and outdoor spaces or as accents of colour and texture within the framework of native plant material.

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

Planting will be carefully located to ensure that opportunities for casual surveillance of parking areas ("at grade"), delivery areas, "back of house" areas and bus stops.

Landscape planting associated with the sector is to also include the enhancement of adjacent major roads with the planting of trees and provision of acoustic mounds and fencing where required to establish an attractive visual and acoustic buffer, and to enhance the amenity of adjacent development. Roads will be planted with street trees as shown in indicative terms on the Sector Landscape Plan.

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.

- Community premises
- Indoor recreation (Gymnasium)
- Shop <300m² GFA
- Shopping Centre <3,000m² GLA
- Restaurant
- Office

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 relevant to the particular form of development will prevail.

7.2 General Requirements For All Development

The requirements for development specified in the planning scheme apply to development in this sector, except where inconsistent with requirements specified in clause 7.3 of this Sector Plan or the design and siting guidelines in Section 8 of this Sector Plan 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 requirements apply to development within this sector:

7.3.1 Subdivision Requirements

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

7.3.2 Vehicular and Pedestrian Access

- .1 Ingress and egress from public roads is limited to the Indicative Vehicular Access Locations shown on the Sector Plan Map (Figure

- 5). No direct vehicular access will be provided off the North-South Arterial Road or Bounty Boulevard.
- .2 To permit flexibility of ingress and egress from the sector, an internal traffic movement path will be developed in the first stage of development providing manoeuvrability around the site and providing for a direct connection onto the external road.
- .3 This Sector will accommodate all private and public transport demands generated by the proposed uses.
- .4 The layout and design of the sector must minimise potential conflicts within the sector between the car parking areas and external traffic movement paths, if developed.
- .5 Carparking areas must be located adjacent to the eastern, north eastern and south-eastern boundaries of the sector, in response to the intended location of buildings. The Sector also allows for basement parking (where Section 7.3.3.3 of this Sector Plan provides details on the design of such parking provision). Car parking layout and design must allow for direct sightlines from the Generalised Building Areas fronting the carparks. Car parking, pick-up and setdown areas must be located so as to be visible from the access roads, while maintaining the amenity of the adjacent streets.
- .6 The integration of the sector development within the wider community must be achieved by providing good connections to the external road and public transport network.
- .7 External pedestrian and cycle movements to the sector must be catered for along Bounty Boulevard. The design of the Bounty Boulevard round-a-bout adjacent to the sector must provide for protected, at-grade, pedestrian movement.
- .8 Provision for pedestrian and cycle movements across the sector must be considered in the detailed site planning. The location of bicycle parking areas and internal cycle and pedestrian routes and how they access the external road system is to have regard to the safety considerations of potential conflicts between motor vehicles, bicycles and pedestrians on the external road system.

7.3.3 Building Site Coverage and Location

- .1 The maximum building site coverage within the sector is fifty percent (50%).
- .2 Roof overhangs, verandahs, pergolas, external seating and recreational areas which are either wholly or partly open to the elements, such as shade structures, translucent roofs and the like, may project beyond the Generalised Building Area.
- .3 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 buildings within the Generalised Building Area must respect the overall intent and character of development within the Hill Top South Residential Precinct and make appropriate allowances for landscape, pedestrian and car parking areas.
- .5 A landscaped buffer to the nearest building from the proposed North-South Arterial Road along the western boundary of the sector will be provided as shown on the Sector Plan Map. This buffer will serve to further mitigate the potential long-term noise impacts generated by this road. The retail “Back of House” zone may be located in this buffer area.
- .6 The development levels on the boundary of the sector are to take account of proposed finished levels of adjacent areas such as the North-South Arterial Road and any associated roadworks.

7.3.4 Building Height and Form

- .1 The maximum building height allowed for this sector is two (2) storeys. Where proposed earthworks are to be undertaken considered during design, the height of any building must not appear to exceed two storeys when viewed from any residential areas within close proximity to the site.
- .2 A central vertical feature or framed tower structure (to serve as a landmark) may extend above the buildings and will not be included in the number of storeys.
- .3 Facades of the buildings must be designed so that when viewed from the road frontages, car parks and linear park frontages, they:
 - (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.
 - (iii) Built forms must incorporate predominantly horizontal emphasis, with limited use of vertical elements integrated into the design as special features.

7.3.5 Lighting, Glare and Acoustic Management

- .1 Given the use for retail purposes, where several allowable retail uses may serve to continue operating at night may be lit for night use.
- .2 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.
- .3 All lighting other than public lighting (e.g. road lighting) and security lighting is to comply with AS4282-1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10:30pm - 6am, unless otherwise varied by Council.
- .4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth and, conversely, not become obscured as the landscape matures.

- .5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.
- .6 Given the use for retail purposes and where several allowable retail uses may serve to continue operating after hours appropriate *Noise Attenuation* measures must be implemented at the interface of this Sector and the adjoining Residential Sector (being as approved Sector Plan 029-4000 – Hill Top Sector Forty Four) – along the southern boundary.
- .7 In the event that Noise Attenuation is required; that will take the form of a fence atop a retaining wall; the impact of the combined height of the fence and retaining wall is to be minimised.

7.3.6 Stormwater Management

- .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.
- .3 Any development with the sector must not adversely affect stormwater flows through that part of the sector which is below a level of 0.5 metres above the level of a 100 year average recurrence interval flood event as determined by the Stormwater Management Plan for Tributary A or any variation thereof approved by Council. All works proposed within these areas, including fencing, must be submitted to Council for approval as part of the Development Application stage.
- .4 Development Applications must include chemical and fertiliser management plans for the development works and the ongoing use of the sector. Use in the sector must comply with the Chemical and Fertiliser Management Plans approved for that use.

8.0 Design and Siting Guidelines

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

8.1 Buildings and Structures

8.1.1 Design Theme

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

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

8.1.2 Building Layout

The buildings must be constructed generally within the Generalised Building Area shown on the Sector Plan Map (Refer Figure 5).

- .1 The location of the building “footprints” must take account of topography, drainage, soil conditions, services, orientation, microclimate considerations, vehicular access, pedestrian movement patterns, streetscape and landscape design, neighbouring site development and the overall legibility of the sector.
- .2 Each individual building element developed within the sector must be designed and sited so as to create an integrated overall

development. The design and scale of the buildings must reflect a pedestrian friendly character.

- .3 The positioning of the various building elements must address all road frontages surrounding the sector, including Bounty Boulevard, the North-South Arterial Road and the future road along the eastern boundary of this sector. Each facility within the sector may establish its own arrival point and sense of address to the surrounding road network, while forming part of the integrated overall development.
- .4 The layout of the development must allow for both passive surveillance and convenient access both within the sector and the external road network.
- .5 The location of the buildings and pathways must establish and respect movement patterns through the sector, connections to the bus stops and car parks.
- .6 The integration of the buildings with indoor and outdoor areas must ensure that the design, orientation and location of activities are appropriate to those uses as anticipated by this sector plan.
- .7 Major changes in the gradient of the land must be accommodated in a manner sympathetic to views from surrounding urban development and the above guidelines. Major reshaping of the topography across the sector is not considered necessary to achieve the desired land use outcome.
- .8 The development must be protected from the adverse impacts of noise including major road noise.

8.1.3 Building Materials, Types, Colours and Quality

- .1 Consistent with the intended 'parkland' setting, the incorporation of materials with natural and durable qualities is preferred.
- .2 Colours that blend with natural materials and the landscape setting are preferred as a background against which limited stronger or brighter tonal variations may be used.
- .3 Brighter colour accents are acceptable for minor detail elements such as window and door frames, columns, handrails and

ornamental features, primarily to provide increased visual interest and variety, and to enhance the landmark qualities of the development. Dominant use of bright colours on this highly visible sector is not permitted.

- .4 In order to avoid unreasonable glare nuisance to surrounding development, the major materials and colours must not be highly reflective.
- .5 Building roofs, fascias and cappings must satisfy the design criteria established above. Preferred major roofing materials include corrugated pre-finished and coloured metal sheets, or clay or concrete tile products. The application of these materials must minimise any reflective nuisance to surrounding development.
- .6 Building walls must present as solid and permanent elements utilising quality finishes. Preferred major wall materials include rendered finishes which are pigmented or painted in colours and blend with natural materials and the landscape setting, or natural material finishes such as painted weatherboard or a combination of finishes.
- .7 The design, appearance, materials and colours of any storage sheds, garages and stores must complement the appearance of the main buildings.
- .8 All materials must be clean and free from defects.

8.1.4 Plant and Equipment

Plant and equipment must comply with the following requirements:

- .1 All air conditioning /ventilation plant and other equipment located on the roof or located externally around the buildings must be treated as an integral part of the building form and screened from view to match with surrounding materials.
- .2 If located externally around the building they must be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Council.

- .3 If satellite dishes are installed, they must be located in visually unobtrusive locations, preferably near screens to plant or service areas. Where located on roofs, satellite dishes must be positioned to reduce visibility from the adjacent roads and public open space and, where practicable, located away from the side walls, parapets or eave lines of the buildings.

8.1.5 Building Design for Climate

- .1 The buildings should incorporate appropriate responses to the South-East Queensland climate. This may include the use of external shade structures such as verandahs, overhangs, screens, shade 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 adjoining linear park 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 buildings and outdoor spaces;
 - (iii) create a comfortable and attractive environment;
 - (iv) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area;
 - (v) address the landscaping of the areas shown on the Sector Landscape Plan in accordance with the requirements of this sub-section;
 - (vi) ensure that if plant species are chosen which are different for the purpose of creating visual and horticultural interest, they are nevertheless compatible aesthetically and ecologically with each of the other species chosen for the various areas; and
 - (vii) establish appropriate screening of obtrusive uses to protect visual amenity.

8.2.2 External Landscape

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

8.2.3 Internal Landscape

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

.1 Entry Areas

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

.2 Landscaped Frontage Areas

The Landscaped Frontage Areas along boundary roads must have a minimum width of 3 metres to the building line or 3 metres to carparks and setdown areas. They 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 landscaping of the adjacent linear park. 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. The fencing along the road frontages of the development is to be setback a minimum of 1.5 metres (within the 3.0 metre landscaped buffer) and should be integrated into the landscaping to further complement the streetscape character of that road and the landscape character of the adjacent residential land uses.

.3 Generalised Landscaped Parking, Pickup and Setdown Areas

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

.4 Other Internal Landscape Areas

Other Internal Landscape Areas within the sector are to be planted to provide shade protection, visual interest and soften the built form as well as screening unwanted views of loading areas, garbage bin areas, external storage areas and plant and machinery. Landscaping must allow opportunities for visual surveillance from buildings to the internal landscape areas, to the drop-off areas and to the surrounding streets.

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

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

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

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

8.2.4 Landscaping and Planting Plan

The final landscaping and planting within the sector, including details on planting size, layout and density, must be carried out in conformity with the Landscape and Planting Plan prepared in accordance with the requirements of this sector plan by a qualified Landscape Architect. This

plan must be submitted to, and approved by, the Council prior to the issue of a development approval for building works.

8.2.5 Hard Landscape Elements and Fencing

- .1 Retaining walls, if provided, must incorporate stepping, recessing, piers or other treatments to achieve visual interest and enhance the sector frontage. These walls must be consistent in appearance, provide a unifying element and visual enhancement of the overall development, and be softened with landscaping. They must be of a scale and materials that complement the dominant forms of the streetscape while responding to landform. Plain, untreated concrete will not be acceptable.
- .2 Free-standing walls, retaining walls and any other landscape structures must complement the built form and the landscape setting, including the use of complementary materials and colours.
- .3 The design, materials and finishes of any boundary fence will reflect a high level of quality and durability and will be compatible with the proposed development; where any metal fencing components visible from any frontage are to be black powder coated or black PCV coated.
- .4 Fence height (other than entry statements) should not exceed 1.8 metres above ground level without terracing or stepping to allow for the planting of landscape screening. Where fences are located atop retaining walls; retaining walls should be terraced or stepped to allow the planting of landscaping screening.
- .5 Other than solid acoustic fencing, fencing to road boundaries will maintain a visual connection between the development and the surrounding roads.

Appropriate fencing styles include the following:

- (i) Face brick or rendered and painted masonry piers and base with infills of coloured metal tubes, timber battens or similar to be used as feature fencing or as part of a major address for the retail centre.
- (ii) Welded grid mesh fencing
- (iii) Timber post and rail fencing.

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

8.3 Signage and Artworks

8.3.1 Signage within the sector must provide:

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

8.3.2 The following categories of signs are permitted:

- .1 Primary Signage
 - (i) Freestanding primary signage that identifies the development may be located along the access street frontages of the sector generally in close proximity to the Vehicular Access Locations shown on the Sector Plan Map (Refer Figure 5). 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 sign must be developed in association with frontage landscape areas. Limited commercial advertising signage will be permitted on the primary signage.
 - (ii) Primary signage that identifies the development may be integrated with any frontage walls, entry statements or entry structures (if provided). This signage may be located along the access street frontages and generally adjacent to

the Vehicular Access Locations of the sector as indicated on the Sector Plan Map (Refer Figure 5). All primary signage must be developed in association with frontage landscape areas.

- (iii) Primary signage that identifies the development may also be located on the front facade of the buildings, provided it is complementary to the overall building design. It must be attached to the structure of the building and not to awnings and the like.
- (iv) The materials, form and colour scheme of any primary signage must be of a high quality, complementary to the built form of the school, and may incorporate the school colours as colour accents.
- (v) Night lighting of any primary signage must not consist of neon or flashing lights. Backlit fluorescent lighting, in ground spotlights or other special effects lighting of primary signage will be acceptable provided it does not cause a nuisance to drivers or adjacent residents.
- (vi) Subsequent Sector Plan(s) amendments and an application for Material Change of Use will be required to detail a coordinated signage plan and will further specify how the integration of the signage shall occur.

.2 Other Signage

All other signage within the sector must be subordinate in form and size to the primary signage. Other signage will be complementary to the graphic style and colours approved for the primary signage and provided only for the following purposes:

- (i) to provide direction within the sector; and
- (ii) to identify areas and intended uses.

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

- 8.3.3 Works of high quality urban art, graphics, sculptures, ornamental features, murals and patterned pavers are encouraged to enhance the built environment. These artworks must contribute strongly to the built form and landscape environment.
- 8.3.4 Signage and graphics are not permitted on the roofs or above the roof fascia lines of buildings.
- 8.3.5 Signage and graphics must be designed to prevent confusion and clutter to users of facilities within the sector.
- 8.3.6 The use of the North Lakes logo as an integral element of the signage and graphics is encouraged, subject to the agreement of the principal developer.

8.4 Development Undertaken in Stages

- 8.4.1 If development within the sector is undertaken in stages, the area for future development must be maintained so the presentation of the sector to street and park frontages does not give a temporary or partially completed appearance.
- 8.4.2 On completion of work in any stage, the remainder of the sector must be cleared of all rubble, debris and construction material and equipment and grassed so as to be capable of being mown and maintained.

9.0 Car Parking

- 9.1** The sector is to include car parking for all uses generated by development of the sector including staff parking, customer parking and delivery bays for heavy vehicles. Each parking facility is to be appropriately located for ease of access for the use being served by the relevant parking facility.
- 9.2** Clause 2.4.2 of the DCP requires a sector plan to specify for land in the sector car parking requirements. Clause 1.11 of the DCP provides that to the extent a sector plan does not provide these provisions, then the provisions of the planning scheme will prevail. If the use is to be for retail purposes, the minimum car parking requirements of the planning scheme will apply where these spaces are to cater for staff and customers.
- 9.3** The car parking bays for people with disabilities must be provided for each user type in each car parking area at a rate not less than one car park per 50.

- 9.4** Parking for bicycles must also be provided within the sector and located to suit bicycle infrastructure in the external road system.

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

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

10.1.5 Stormwater

- .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; and
- .7 communications systems.

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

10.3 **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 Retail Use) is 29.02 ET's
- 10.5.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector (based on the Retail Use) is 43.53 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.

ANNEXURE A

**PROPOSED METES AND BOUNDS
DESCRIPTION OF THE SECTOR**

ANNEXURE B

PLANT LIST

**Annexure B: Indicative Plant Schedule -
Community Facilities Sector Five**

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

| | |
|--------------------------|--------------------------|
| Syzygium jambos | Rose Apple |
| Syzygium leuhmanii | Small Leaved Lilly Pilly |
| Syzygium paniculatum | Dwarf Magenta Cherry |
| Tristaniopsis laurina | Water Gum |
| Waterhousia floribunda | Weeping Myrtle |
| Xanthostemon chrysanthus | Golden Penda |

**Annexure B: Indicative Plant Schedule -
Community Facilities Sector Five**

| Botanical Name | Common Name |
|----------------------------------|------------------------|
| Shrubs | |
| Baeckea sp. Mt Toza | Dwarf Baeckea |
| Baeckea virgata | Twiggy Myrtle |
| Baeckea virgata dwarf | Dwarf Baeckea |
| Banksia Birthday Candles | Dwarf Banksia |
| Banksia ericifolia | Heath Banksia |
| Banksia integrifolia | Coastal Banksia |
| Banksia robur | Swamp Banksia |
| Banksia spinulosa var collina | Hairpin Banksia |
| Callistemon Dawson River | Dawson River |
| Callistemon Little John | Little John |
| Callistemon Ned Kelly | Ned Kelly |
| Callistemon pachyphyllus | Bottlebrush |
| Cyathea australis | Rough Tree Fern |
| Gardenia Florida | Double Gardenia |
| Grevillea "Coconut Ice" | Coconut Ice |
| Grevillea "Majestic" | Majestic |
| Grevillea "Robyn Gordon" | Grevillea |
| Grevillea "Superb" | Superb |
| Grevillea banksii | Red Silky Oak |
| Grevillea Honey Gem | Honey Gem |
| Grevillea Ned Kelly | Ned Kelly |
| Hovea acutifolia | Pointed Leaf Hovea |
| Leptospermum flavescens | Tantoon Tea Tree |
| Leptospermum petersonii | Lemon Scented Tea Tree |
| Leptospermum Pink Cascade | Pink Cascade |
| Melaleuca linariifolia Snowflake | Dwarf Tea Tree |
| Murraya paniculata | Orange Jessamine |
| Pittosporum revolutum | Brisbane Laurel |
| Pittosporum undulatum | Mock Orange |
| Syzygium Blaze | Dwarf Lilly Pilly |
| Syzygium Elite | Compact Lilly Pilly |
| Syzygium Tiny Trev | Dwarf Lilly Pilly |
| Westringea fruticosa | Wynyabbie Gem |
| Groundcovers | |
| Agapanthus africanus | Lily of the Nile |
| Agapanthus orientalis | Lily of the Nile |

| | |
|------------------------|------------------|
| Agapanthus Peter Pan | Dwarf Agapanthus |
| Anigozanthos hybrids | Kangaroo Paws |
| Blechnum cartilagineum | Fern |
| Brachyscome microcarpa | Forest Daisy |
| Brachyscome multifida | Cut Leaf Daisy |
| Cissus rhombifolium | Grape Ivy |
| Cissus Ellen Danica | Grape Ivy |
| Crinum pendunculatum | River Lily |
| Crocus species | Crocus |

**Annexure B: Indicative Plant Schedule -
Community Facilities Sector Five**

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

| | |
|-----------------------------|--------------|
| variegated | |
| Trachelospermum jasminoides | Star Jasmine |
| | |

ANNEXURE C

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

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

| <p align="center">Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p align="center">COLUMN A</p> | <p align="center">Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</p> <p align="center">COLUMN B</p> | <p align="center">Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p align="center">COLUMN C</p> | <p align="center">Purposes for which premises may not be erected or used (Prohibited Development)</p> <p align="center">COLUMN D</p> |
|---|---|---|---|
| <p>Caretaker's residence Local utilities Park</p> | <p>Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.</p> <p>Community premises Indoor recreation(gymnasium) Shopping Centre <3,000m² GLA Shop <300m² GFA Restaurant Office</p> <p>Any purpose in this column not nominated for land by the sector plan becomes for that land a permissible development</p> | <p>For land in a sector any purpose not listed in Column A, D or included in Column B but not nominated for that land in an approved sector plan</p> | <p>Accommodation units Adult product shop Agriculture Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Camping grounds Caravan Park Casino Cattery Cemetery Communication station Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structure Duplex dwelling Extractive industry Family day care centre Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Home occupation Hospital</p> |

| <p>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p>COLUMN A</p> | <p>Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</p> <p>COLUMN B</p> | <p>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p>COLUMN C</p> | <p>Purposes for which premises may not be erected or used (Prohibited Development)</p> <p>COLUMN D</p> |
|--|--|--|--|
| | | | <p>Host farm Hotel Junk yard Kennels Lot feeding Mini-brewery Motel Motor sport or shooting Outdoor sales Piggery Poultry farm Retail showroom Rural industry Service industry Showground Simulated conflict Stable Stock sales yard Tourist facility Townhouse units Transport terminal Transportable homes village Turf farming Vehicle hire depot Vehicle sales yard Warehouse</p> |

The provisions of the Supplementary Table of Development are subject to section

APPENDIX 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

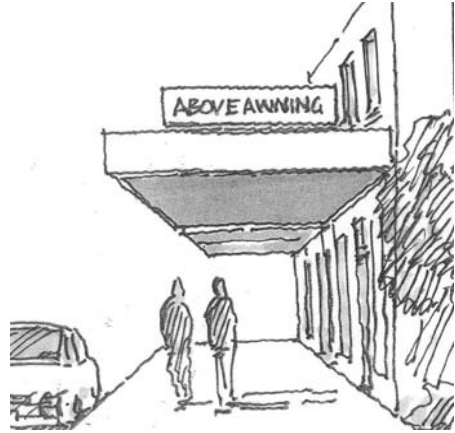

Signs shall:

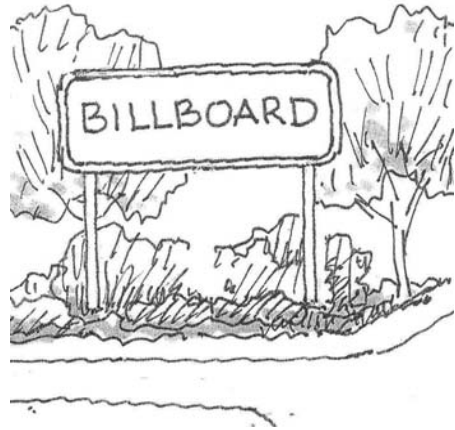
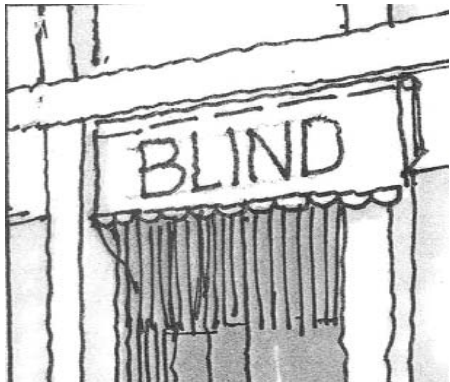
- (i) not create a hazard to traffic or pedestrians**
- (ii) be of character and design standard consistent with the objectives and controls for this sector plan**
- (iii) complement the streetscape and amenity of the locality by virtue of their size, location, illumination, utilisation of complementary 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.**

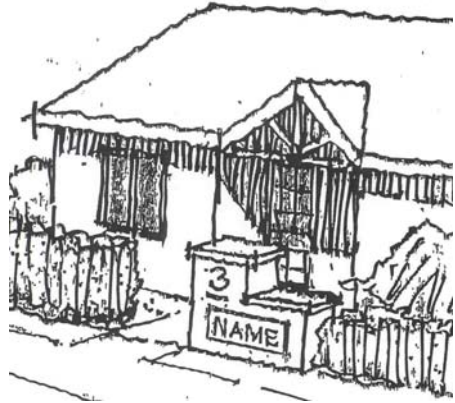
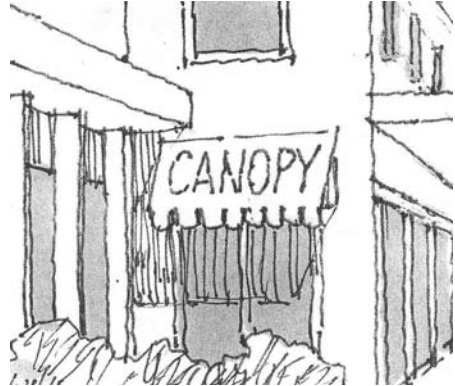
4.0 TYPES OF SIGNS


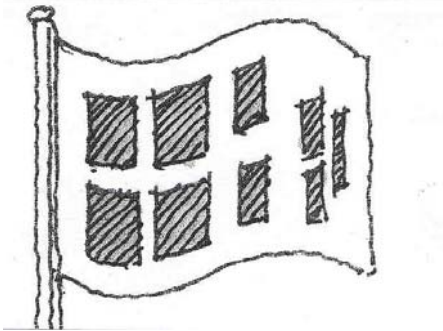
The following schedule sets out maximum criteria for various types of signs. Such signs may be permitted subject to the overall performance standards being met.


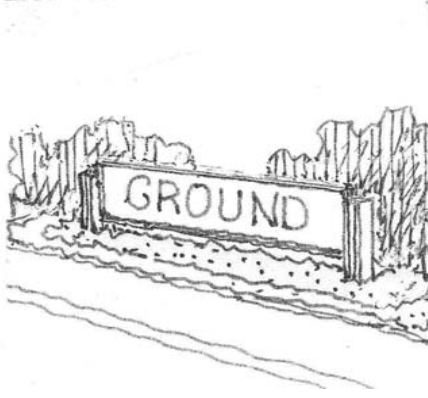
- (i) Above Awning Sign
- (ii) Awning / Fascia Sign
- (iii) Billboard Sign
- (iv) Blind Sign
- (v) Business Plate
- (vi) Canopy Sign
- (vii) Created Awning Sign
- (viii) Flag Pole Sign
- (ix) Footway Sign
- (x) Ground Sign
- (xi) Hamper Sign
- (xii) Highrise Building Sign
- (xiii) Lantern Sign
- (xiv) 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 Height - 0.6 metres Width - 0.3 metres 1.0 metre Not to project beyond the edges of the awning No unsightly supports or rear view of sign. 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 0.6 metre 0.1 metre out from fascia</p> |


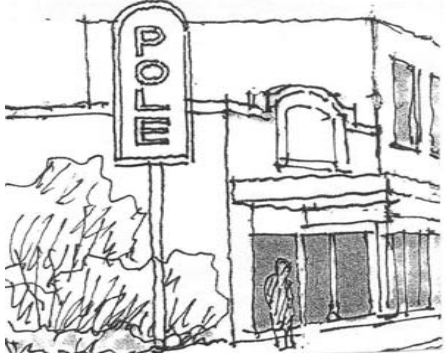
| TYPE OF SIGN | EXAMPLE OF TYPE OF SIGN | ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE | |
|--|---|--|---|
| <p>BILLBOARD SIGN A Billboard Sign is a freestanding display surface, the width of which is greater than the height and which may be positioned on the ground or mounted on one or more vertical 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> |

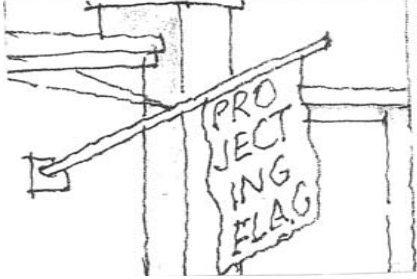
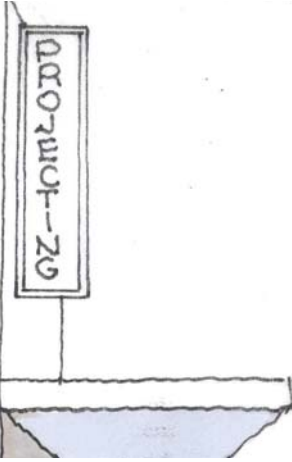
| TYPE OF SIGN | EXAMPLE OF TYPE OF SIGN | ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE | |
|--|---|---|---|
| <p>BUSINESS PLATE A Business Plate is a small advertisement identifying the name and/or trade, business or calling of the occupant or business premises. A Business Plate may be painted or affixed 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> |

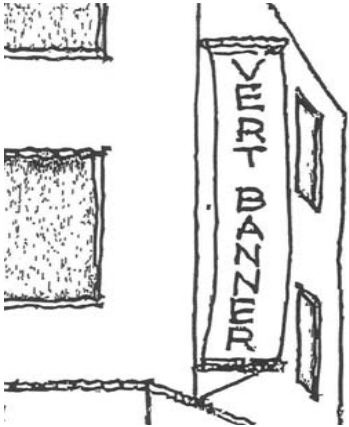
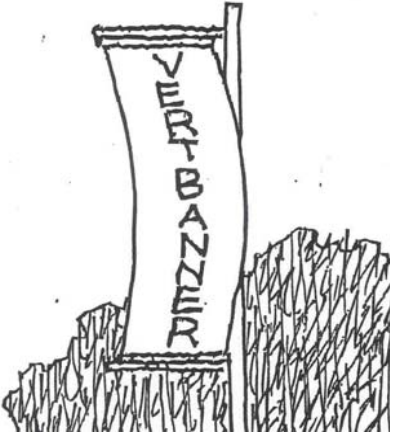
| TYPE OF SIGN | EXAMPLE OF TYPE OF SIGN | ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE | |
|--|---|---|--|
| <p>FOOTWAY SIGN A Footway Sign is a portable, freestanding advertisement, normally supported by an 'A' or inverted 'T' frame, and typically displayed on a footway.</p> |  | <p>Maximum size</p> <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.</p> <p>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> |

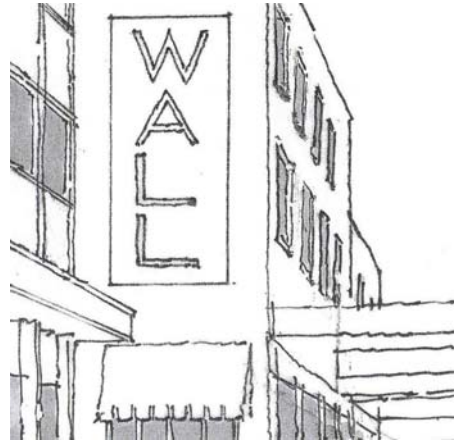
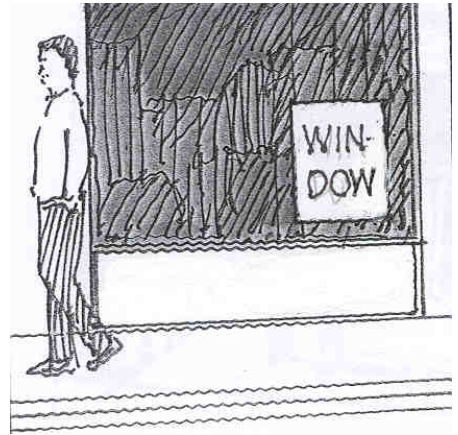
| TYPE OF SIGN | EXAMPLE OF TYPE OF SIGN | ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE | |
|---|---|--|--|
| <p>HAMPER SIGN A Hamper Sign is an advertisement, painted or otherwise affixed, between a door head and an awning, or their equivalent levels.</p> |  | <p>Maximum thickness Maximum Extent</p> | <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> |

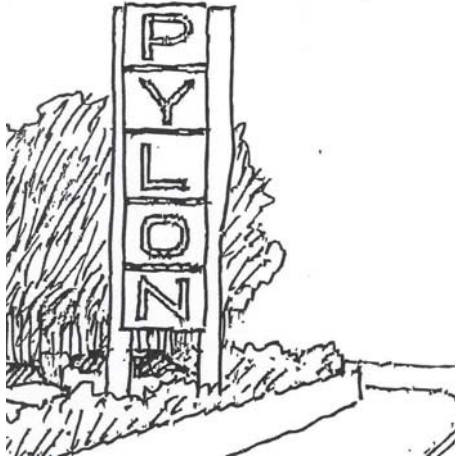
| TYPE OF SIGN | EXAMPLE OF TYPE OF SIGN | ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE | |
|--|---|---|--|
| <p>LANTERN SIGN A Lantern Sign is a translucent lighting fixture displaying the name and/or trade, business or calling of the occupant.</p> |  | <p>Maximum number for a Home Occupation or Business</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>Maximum surface area</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 | |
|---|--|---|---|
| <p>SMALL PYLON SIGN Small Pylon Signs shall be considered on merit and streetscape context in consideration of architectural and landscaping themes and overall site signage.</p> |  | <p>Aspect</p> <p>Maximum surface area of sign</p> <p>Maximum height above the ground</p> <p>Setting</p> <p>Maximum number</p> <p>Minimum setback from side boundary</p> | <p>Not be erected to expose an unsightly back view of the sign</p> <p>5 square metres per side, for a maximum of two sides.</p> <p>The maximum height is to be 3.0 metres.</p> <p>Erected within a landscaped environment</p> <p>No Small 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.</p> <p>Location and maximum number as per Sector Plan</p> <p>3.0 metres</p> |