

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 039-1000

for

**Town Centre Frame “M” Sector One
Endeavour Boulevard**

**Town Centre Frame “M” Precinct
North Lakes Development**

22 September 2009

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1.0 Introduction and Statutory Context

- 1.1 The Mango Hill Infrastructure Development Control Plan (DCP) provides a process for development of land in the DCP area and for the creation of a Sector within a Precinct and the preparation by the Principal Developer of a Sector Plan in accordance with the relevant provisions of the DCP.
- 1.2 This document constitutes the Sector Plan for the **Town Centre Frame “K” Sector One – Endeavour Boulevard** (Sector Plan).
- 1.3 The location of the Sector within the DCP area is shown on *Figure 1 – Planning Context*. As illustrated on *Figure 2 – Cadastral Boundaries*, the Sector is bounded by:
- (i) Endeavour Boulevard and Residential Sector 004-2000 to the north;
 - (ii) Unnamed Road to the east;
 - (iii) Environmental Area outside of the DCP to the west; and
 - (iv) Balance of Town Centre Frame to the south.
- 1.4 The location of the Sector within the Precinct Plan area is shown on *Figure 3 – Precinct Plan Map*.
- 1.5 This Sector Plan is the code of development for the land in the Sector. In the event that this Sector Plan does not provide development requirements, then the Planning Scheme provisions relevant to the particular form of development apply.
- 1.6 The DCP, approved Precinct Plans and approved Sector Plans are to be read in conjunction with the planning scheme and Council’s local laws, policies and codes and to the extent the DCP, Precinct Plans and Sector Plans do not modify provisions of the Council’s planning scheme, local laws, policies and codes they will apply to the DCP area.
- 1.7 To the extent the provision of Council’s planning scheme, local laws, policies or codes are modified by the DCP, Precinct Plans or Sector Plans, then the provisions of the DCP, the Precinct Plans or Sector Plans will prevail.
- 1.8 Development in the Sector must comply with the provisions of the Sector Plan.

2.0 Land Use Rights

The final specification of land use rights for land in this Sector is contained in *Appendix A – Final Specification of Land Use for the Sector*.

3.0 Development Requirements & Guidelines

3.1 INTRODUCTION

Clause 2.4.2 of the DCP indicates that a Sector Plan must specify the requirements for land use, development and car parking for land in the Sector. Guidelines must also be specified for design and siting, landscaping and signage within the Sector.

3.2 DEVELOPMENT CONCEPT

The Sector is situated along the southern side of Endeavour Boulevard and is located opposite the Southern Residential Precinct (Precinct Plan 004). Development within the Sector should create an area of transition between the mixed use/ commercial environment of the Town Centre Frame and the residential environment north of the Sector. The development concept for this Sector is for generally medium density residential development with land uses that support, complement and minimise impacts on the adjacent environmental area. Small scale catering premises are permitted on the ground floor; where it can be demonstrated that impact on residential uses can be separated and mitigated may be permitted.

The development is to be a low rise medium density residential (3 storey residential, pitched roof) development. The development is to be a maximum of 40 dwellings/ha. Development may comprise of detached housing on small lots (zero lot line), duplex dwellings or townhouse units, apartments or a combination thereof which will be developed as a community title subdivision in accordance with the DEOs, development intent, performance criteria and design and siting measures of the DCP and Precinct Plan 039. The development needs to portray a landscaped setting.

Given that the sector is to be developed for medium density housing, the guiding principals, performance criteria and acceptable solutions applicable to medium density housing of Queensland Residential Design Guidelines are also applicable where direct reference to specific measures is not made in the planning documents noted above. As these guidelines were derived from contemporary best practice at the time of implementation, alternative solutions demonstrated to be based on contemporary best practice of current IPA planning schemes may also be considered by the Council

The *Attached House Development Guidelines of the QRDG* and the other Specific Design and Siting Guidelines which are included in this sector plan are considered by Council to be acceptable solutions which are consistent with the design criteria of the Residential Precinct Plan 039, AMCORD and QRDG. The acceptability of alternative acceptable solutions to any of the guidelines will need to be demonstrated to, and approved by, the Council in consultation with the principal developer. Any alternatives will only be considered where site-related issues or design and siting requirements specific to the nature of attached housing warrant special consideration or where a variation can be demonstrated to achieve contemporary best practice in medium density residential planning, design and development. The assessment of such alternative acceptable solutions would be based on the intents and performance criteria specified in the Residential Precinct Plan 039 and, more specifically, the QRDG

performance criteria for Attached house Development which are recognised in the precinct plan.

The transitional nature of the Sector is to be reinforced through building design and architectural features..

Internal pedestrian thoroughfares and linkages are unlikely to be achieved given topography of the site. This paragraph should be deleted and amended along the lines as follows: Design elements are to be included to maintain an association with surrounding development and streetscape as well as reflecting the transitional nature of the locality. Where the nature of Endeavour Boulevard as a major road, noise attenuation measures, or grade differences between the development and adjoining pedestrian thoroughfares impact upon the streetscape, measures such as landscaping and landscape screening, visual exposure and orientation of buildings and outdoor space, architectural design, etc, are to be utilised to ensure the objectives for transitional areas of the Town Centre Frame, as well as the performance criteria for medium density residential development, are achieved.

Development with the frontage to Endeavour Boulevard is to have a high level of contemporary architectural design. Endeavour Boulevard is envisaged as a wide streetscape with dense landscaping along the verges and median strips. On-site landscaping should be integrated with the design and orientation of the buildings and open space, as well as treatment of retaining walls, fences and noise attenuation measures to ensure continuation of the landscape theme, and adequate screening of hardstand car park areas, retaining walls and blank building walls.

While limited car parking is permitted between the road alignment and any building, further car parking shall generally be located behind the building or otherwise appropriately landscaped to minimise the negative visual impact of the development from the street. Pedestrian safety is to be a priority with the use of paving treatments to define and encourage the use of pedestrian movement areas.

Medium density residential development is to be developed in accordance with the guiding principals and performance criteria of the DCP to establish a high quality of residential amenity and streetscape at this prominent location in the transitional area of the Town Centre Frame with frontage to major roads. Prominent vistas to the site are key element of the resultant built form and streetscape, particularly from the residential areas to the north. Medium density apartments, town houses, duplex houses, or detached houses, are to be provided with a maximum density of 40 dwellings per hectare. Limited retail uses to service this style of development are also envisaged

Development in the Sector should:

- (i) provide a mixed and flexible environment to meet future residential, employment and consumer needs;
- (ii) respond appropriately to community expectations of the facilities and services likely to be found in the town centre frame;
- (iii) ensure connectivity, integration and strong functional and architectural relationships appropriate for the proposed use, adjoining uses and the locality

- in the transitional area of the town centre;
- (iv) ensure that car parking areas in the Sector are enhanced by landscaped vehicular and pedestrian links. Vehicular conflict points are to be minimised by design, layout and pedestrian priority;
 - (v) continue and enhance surrounding landscape/streetscape themes and recognise the transitional function of the locality, the nature of the land use and residential amenity;
 - (vi) Separate major access, car parking, service areas, and service vehicle manoeuvring areas between different uses.;
 - (vii) follow best practice environmental principles to minimise environmental harm and protect amenity of the area;
 - (viii) establish an atmosphere and scale appropriate at the fringe of a town centre and which is compatible with the adjacent residential development; and
 - (ix) ensure that building design defines main pedestrian thoroughfares and provides an interesting and inviting panorama for both pedestrian and vehicular traffic.

3.3 DEVELOPMENT REQUIREMENTS

3.3.1 In respect of every development in this Sector which involves the erection of a building, the person who undertakes that development or uses the site must, as part of that development or use, unless already provided:

- (i) construct a full width pedestrian pavement to Council's specification for the full length of those road frontages required by Council to the development site;
- (ii) construct concrete kerb and channeling to the Council's specification for the full length of each road frontage to the development site;
- (iii) construct reinforced concrete industrial crossings to the Council's specification from the kerb and channeling to the property alignment of the development site at approved locations where vehicular access to the development site is required;
- (iv) provide drainage work specified by the Council as necessary in connection with the works set out above including debris traps where drainage discharges directly or indirectly to the lake and/or waterway system;
- (v) provide reticulated sewerage and water supply adequate for the purpose of the development by connection to the Council's services in accordance with the requirements of the Council; and
- (vi) bear the cost of any alteration necessary to public utility mains, services or installations involved in the construction of the works referred to in this clause.

Any works within the road reserve must be undertaken in accordance with the North Lakes Town Centre design manual.

3.3.2 In respect of every development in this Sector the person who undertakes that development or uses the site must:

- (i) have all buildings designed by a registered architect and all landscaping

- designed by a qualified landscape architect;
- (ii) not impose a load on any public utility including the disposal of wastes, greater than that which is contemplated by the provisions of this Sector Plan; and
- (iii) not cause interference with the amenity of the area by the operation of machinery or electrical equipment, or from light, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise.

3.3.3 Requirements for Staging of Development

- (i) On completion of work in any stage, the remainder of the lot must be cleared of all rubble, debris and construction material and equipment and landscaped to the satisfaction of Council so as to be capable of being maintained.
- (ii) Each stage must form a coherent development and any future development sites must be provided with temporary landscaping, so the presentation of the lot to the street does not give a temporary or partially completed appearance.

3.3.4 Noise Attenuation Measures for housing next to Major Roads

- (i) Predicted long term traffic noise levels from any source (Bruce Highway, Endeavour Boulevard, Road AD-V) are not to exceed 63dB (A), facade corrected, at the ground level of any residential dwelling unit. To minimise intrusion of traffic noise at upper levels dwellings are to be designed to Categories 3 & 4 as defined in *Australian Standard AS3671-1989*. The developer should seek advice from a person expert in noise attenuation within dwelling design to ensure these standard are met and certify that they are achieved prior to commencement of use of the site.
- (ii) Noise attenuation fencing is not to exceed 1.8 metres in height and is to be setback at least 3m from front boundary and appropriately screened with landscaping. Where a height greater than 1.8 metres is required this height is to be achieved through landscape mounds with a 1.8 metre fence on top.

3.4 STANDARD DESIGN & SITING MEASURES

3.4.1 General Building Guidelines

- (i) ensure that the design and location of any buildings or structures within the Sector take account of:
 - (i) topography and the preference to minimise site earthworks;
 - (ii) drainage;
 - (iii) address the site frontage where visible from the street;
 - (iv) soil conditions;
 - (v) services;
 - (vi) orientation towards focal points;
 - (vii) aspect to maximise comfort and achieve energy savings;
 - (viii) microclimate considerations;
 - (ix) pedestrian movement patterns;
 - (x) vehicular access to avoid or minimise conflict points with pedestrians;

- (xi) streetscape and landscape design;
- (xii) adjoining developments;
- (xiii) minimising the effect of overshadowing on pedestrian areas;
- (xiv) the functioning of Endeavour Boulevard;
- (xv) landscape screening of retaining walls and other elements with low visual amenity; and
- (xvi) views and vistas to prominent built and topographic features.

3.4.2 Material, Finish and Colour Guidelines

Building design within the Sector is encouraged to:

- (i) reflect a distinctive contemporary architectural style, with buildings sharing a palette of compatible finishes, colours and details that contribute to a strong sense of place;
- (ii) use materials and colours relating to those in the local environment, including the use of key character elements already established in the DCP area. These key character elements include natural stone, earthy tones, timber detailing and feature species planting. Masonry walls are to be finished to a minimum standard of render and paint. Unfinished blockwork or brickwork is not supported; Other key character elements may include the use of timber detailing, earthy tones, heavy plinth bases and features species planting;
- (iii) include the integrated use of elements such as timber, glass and tin;
- (iv) include coloured tile or corrugated pre-finished and coloured metal sheets for major roofing materials. The application of these materials must minimise any reflective nuisance to surrounding development;
- (v) incorporate brighter colour accents for minor detail elements such as window and door frames, columns, handrails, ornamental features and signage details; and
- (vi) incorporate materials that:
 - (a) are robust, durable and resistant to vandalism;
 - (b) present a suitable finish to pedestrian areas;
 - (c) incorporate walls which present as solid and permanent elements;
 - (d) are of a high quality, clean and free of defects;
 - (e) are low maintenance,
 - (f) assist with thermal performance and energy efficiencies, where practicable.

3.4.3 Design for Microclimate and Energy Efficiency Guidelines

Building design within the Sector is encouraged to:

- (i) include the use of external shade structures, ventilated spaces, overhangs and screens to allow enjoyment of the outdoors while also providing relief from the sun, wind and rain;
- (ii) provide ventilated roof cavities by taking advantage of prevailing breezes;
- (iii) maximise the use of adequate and effective insulation materials in roof cavities and wall spaces of buildings in order to maximise comfort and minimise demands for energy required for air-conditioning;
- (vii) where possible, orientate buildings to minimize westerly sun exposure and

- maximize northerly exposure and solar access in the winter;
- (viii) where possible, orientate private open space provided for dwelling units to maximise solar access in winter;
- (ix) articulate and shade external walls, and particularly the longer external walls, with eaves, over-hangs, sills or other treatments to reduce the exposure to direct sunlight, heat and glare, while windows in external walls should be recessed or shaded wherever possible to achieve energy savings;
- (x) restrict the use of highly reflective materials on external walls or windows as a means of minimising energy requirements and excessive sunlight, glare and heat into adjoining developments;
- (xi) incorporate the use of instantaneous gas, solar hot water heaters, heat pumps and/or solar energy devices;
- (xii) implement energy efficient management systems for the building;
- (xiii) where possible, use building materials with high insulation values particularly for roofs and walls;
- (xiv) provide cross-ventilation and operable windows where buildings are able to catch prevailing breezes;
- (xv) where possible, orientate buildings to minimize the potential impacts of cold westerly winds in winter and maximize cooling breezes from the south in summer; and
- (xvi) design and landscape car parking areas to reduce the impacts of reflected heat and glare into adjacent buildings, and to reduce the effects of heat storage during summer months.

3.4.4 Water Efficiency Guidelines

Development within the Sector is encouraged to:

- (i) collect and store roofwater for toilet flushing and landscape use; and
- (ii) minimise water consumption through incorporation of flow restrictors, AAA rated water efficient taps and shower roses and dual flush (3/6 litre) cisterns.

3.4.5 **Safety and Crime Prevention**

The design and siting of any structures, landscaping, buildings and public spaces must:

- (i) avoid obscured corners and narrow or dead-end alleys;
- (ii) maximise the opportunity for casual surveillance of public spaces and car parking areas from surrounding buildings, roads and pedestrian areas;
- (iii) include lighting of public places; and
- (iv) include, for a use with a gross floor area of 2,500m² or more, an Environmental Design assessment such as Crime Prevention Through Environmental Design (CPTED) or similar crime prevention safety audit, which must be undertaken by applicants during the design phase and properly taken into account in the final design of the project. A copy of the assessment shall be provided to Council at the time of lodging each development application for a Material Change of Use. This assessment is to have due regard to the design and maintenance of buildings and external areas within the Sector, as well as the factors outlined in this sub-section.

3.4.6 Lighting & Glare

Lighting and Glare Management within the Sector must:

- (i) wherever possible, include architectural floodlighting of a building or space through the integration of the luminaries into the fabric of the building;
- (ii) ensure lighting systems are designed to prevent direct and/or reflected glare to surrounding areas. This applies particularly to disabling and uncomfortable glare to pedestrian and vehicular movement or at entrances, steps, stairs and pedestrian paths;
- (iii) ensure that where lighting is provided within landscaped areas, the choice and location of lighting allows for plant and tree growth and will not become obscured as the landscape matures;
- (iv) include safety lighting in open space and car parking areas that may be used at night-time;
- (v) ensure permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted in locations within the Sector where they are likely to cause a nuisance;
- (vi) have regard to the efficiency of energy consumption in the design of lighting systems; and
- (vii) comply with the requirements of AS4282 – *Control of Obtrusive Effects of Outdoor Lighting*.

3.4.7 Plant & Equipment

The design and siting of plant and equipment must comply with the following requirements:

- (i) all air conditioning and ventilation plant and other equipment located on the roof or externally around the building are to be treated as an integral part of the building form and be suitably screened from view to match with surrounding materials;
- (ii) where lift motor rooms, plant rooms and the like are proposed, they are to be treated as an integral part of the building form in order to create a coherent roofscape;
- (iii) environmental management structures or control devices, such as gross pollutant traps, waste disposal bins, flues and the like are to be designed so as not to detract from the overall visual character of the town centre or the immediate area;
- (iv) contain design elements and buffer treatments to control any obtrusive effects where it is likely to adversely affect residential amenity, visual aesthetics, public safety and traffic safety;
- (v) if necessary, adopt effective air pollution mitigation measures to comply with the *Environmental Protection Act, Environmental Protection Policy (Air)* and other relevant legislation in relation to dust, smoke, fumes and gases, where necessary; and
- (vi) if necessary, adopt effective noise pollution mitigation measures to comply with the *Environmental Protection Act, Environmental Protection Policy (Noise)* and other relevant legislation, where necessary.

3.4.8 Telecommunications Equipment

Telecommunications equipment is to be:

- (i) generally co-located with other telecommunications equipment installed in the town centre or town centre frame;
- (ii) constructed in a form complementary to the façade and roofline of the building on which it is to be mounted (ie. located so as not to be generally visible from the street or vistas to the site and be mounted below the roof line); and
- (iii) avoid antenna arrays, poles and associated unsightly mounting equipment and structures.
- (iv) where possible, coloured so as to blend in with the background of the building on which it is to be mounted.

3.4.9 Regrading

The earthworks approach for the Sector must:

- (i) ensure that changes of level at the site boundary allow non-discriminatory access to each allotment from the road frontage/s and to adjoining allotments, where possible;
- (ii) take into account the efficient management of earthworks;
- (iii) consider the visual impact of any batters and/or retaining walls along the Endeavour Boulevard and unnamed Road frontages;
- (iv) any additional cut and hill of the site to the streetscape is not one of retaining walls on top of retaining walls on top of retaining walls with a noise attenuation fence on top of that;
- (v) Construction of the site streetspace to road frontages is to be generally as shown on the Philip Usher Terraced Retaining Wall Landscaped Concept Plan dated 10 September 2009. In particular:
 - .1 The dimension of the landscaping is to be a minimum from 3.0 metres from the existing wall to the noise attenuation fence and generally be 2 metres from the existing wall and 1 metre atop of the new wall (to screen the fence);
 - .2 The central 1/3 (approximately) of the Endeavour frontage is to be constructed as a landscaped batter with maximum grade of 1:4 (i.e. no retaining wall);
 - .3 The new (highest tier) retaining wall is not to exceed 1.8 metres in height without further terracing to provide a minimum of 1.0 metre landscape screening to the noise attenuation fence;
 - .4 The new (highest tier) retaining wall is to have a minimum finish of render and pain, or other high standard of finish such as stone pitching or the like.
- (vi) be generally in accordance with surrounding approved Sector Plans;
- (vii) achieve a high level of functional and visual integration between surrounding areas; and
- (viii) must be detailed & accompany any future application for material change in use.

3.5 SPECIFIC MEDIUM DENSITY APARTMENT DESIGN AND SITING GUIDELINES

As a medium density residential development, the design and siting of all dwellings within the sector is to generally comply with the DEOs, development intent, performance criteria and design and siting measures set out in Section 5.3.3 and 6.3.3.7 of the DCP and Precinct Plan 039 applicable to the proposed form of development. The acceptable solutions applicable to medium density of the *Queensland Residential Design Guidelines* (QRDG) are also applicable where direct reference to specific measures is not made in the planning documents noted.

A distinctive contemporary architectural style is to be adopted which is suited to the SE Queensland climate and local culture. The built form is to complement and be consistent with key character elements outlined in the DCP as well as built form being established in the locality.

The following Medium Density Residential Design and Siting Guidelines for North Lakes are to be complied with in the development of any medium density housing sites on the Sector Plan Map Figure 4 within Town Centre Frame “K” Sector One:

3.5.1 Subdivision and Staging

- .1 The lot shown in the Subdivision Plan, Figure 6 is not intended to be further subdivided other than via a community title scheme.
- .2 The sector may be developed in a staged manner or as a single entity, provided that community, administrative and recreation facilities are provided as part of the first stage, and each stage of the development is undertaken as part of an integrated development and makes adequate provision for access and circulation, services and service vehicles and landscaping. Disruption of established residents by construction of subsequent stages is to be minimised and uncompleted stages keep in a clean and tidy condition and landscaped to the satisfaction of the Council.

3.5.2 Site Coverage

- .1 Site coverage is limited to 50%. Site coverage is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas, basement car parking (which does not project greater than 1m above finished ground level as at the date the lots are created) and roof eaves.

Pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage.

3.5.3 Building Height

Buildings within the Sector must:

- (i) not exceed three (3) storeys in height;
 - (ii) be a maximum of 40 dwellings/ha;
- .3 The broad principles for residential planning and design are outlined in the Precinct Plan. More specific development and urban design principles for this sector include the following:
- (i) Development may include detached housing on small lots (zero lot line), duplex and triplex dwellings and/or townhouse units which will be developed as a community title subdivision in accordance with the guidelines for Attached House Development contained in the *Queensland Residential Design Guidelines*.
 - (ii) Incorporation of a caretaker's residence together with associated communal open space (private open space) and recreational facilities;

3.5.4 Building Setbacks

- .1 Building setbacks are to be:
 - (i) no less than six metres (including 3m landscape buffer to Endeavour Boulevard/ AD-V) from the front boundary alignment where residential. However, unenclosed spaces such as verandahs, terraces, balconies and pergolas may project into the front setback by a maximum of 1.5 metres; and
- .2 Eaves, excluding gutter, are permitted to extend up to 600mm within the setback areas.

3.5.5 Building Appearance

- .1 Buildings are to be orientated to address the street frontage. The incorporation of open frame construction elements in the different dwelling types is encouraged particularly where building facades face streets and parks, in order to create an architecture, which softens the visual impact of the building, enhances the streetscape and responds to the climate and lifestyle of South-East Queensland. In particular, the use of verandahs, terraces, balconies, and pergolas is encouraged. Building designs incorporating projecting elements such as front rooms, bay windows, entry porticos and articulated plan forms are also encouraged in order to achieve interesting treatments of elevations. The style, materials and extent of such extensions are to be determined by the Council upon the individual circumstances of each case and the architectural merit of the proposal. Building projections may not project within setback areas.

- .2 The form and design of roofs are to have a residential character and complement the architecture of the dwellings. The roof pitch of buildings within the sector is to be 25 degrees. Roof pitches of between 20 -25 degrees are permitted where such pitch does not become the dominant roof form and assists in reducing the apparent bulk and proportions of the building. Appropriate roof pitches are to be determined by the Council upon the individual circumstances of each case and the architectural merit of the proposal. Flat roofs are not permitted, unless they form a minor element of the roof form. Vaulted and other roof forms are to be considered on their merits by Council in consultation with the principal developer.
- .3 Each dwelling unit within a building is to have:
 - (i) At least one habitable room and windows of appropriate proportions facing the primary street frontage; and
 - (ii) At least one habitable room and windows of appropriate proportions on each storey facing a secondary street.
- .4 Buildings are required to address the site frontage where visible from the street.
- .5 The building façade fronting the primary street frontage must incorporate the following design elements:
 - (i) A minimum of 20% of the façade area of each dwelling unit must be either windows or glass; and
 - (ii) Include verandahs, terraces, balconies or pergolas in order to achieve interesting treatments.
- .6 The building façade facing a secondary street or have a common boundary with a park must incorporate the following design elements:
 - (i) A substantial balcony, verandah, patio or other covered outdoor entertaining area for each dwelling unit in a building; and
 - (ii) A minimum of 20% of the façade area of each dwelling unit must be either windows or glass.
 - (iii) Where a horizontal length of a wall has a height of three or more storeys, it is not to be greater than 15 metres in length in one plane (i.e. where external faces offset one metre or more are not provided for that the length of wall).
- .7 Development is to be characterised by ample areas of attractive and usable private open space so that the appearance is one of dwelling units situated in a garden setting.
- .8 Buildings are to be orientated to address the street frontage. The incorporation of open frame etc.

3.5.6 General

- (i) Each dwelling unit at ground level must access usable private open space with a minimum area of 25m² with a minimum dimension of 4 metres directly accessible from a living area of that dwelling.
- (ii) All entrance foyers must include either sidelight or highlight windows in the entry alcove. The only exception is when a set of double doors are used.
- (iii) The material to be used to infill above windows and doors on a façade facing a street or public area must be the same material and colour used on the remainder of that façade.
- (iv) Each dwelling unit is to provide an internal storage area with a minimum volume of 8m³. This storage area may form part of the garage. Freestanding sheds are not permitted.
- (v) Ground level open type pergolas may be built abutting any side boundary. No part of any such structure abutting a side boundary is to be attached to the wall of an adjoining building.
- (vi) All external plumbing (waste pipes and vents) must be concealed within wall cavities.
- (vii) The underside of decks should be properly finished to compliment the building and screened from public view.

3.5.7 Building Colours and Materials

1. The requirements of Section 3.4.2 apply.
2. The style and colour of roofs are to vary substantially across the sector to reduce homogeneity. The extent of variation is to be determined by the council upon the circumstances of the case and the architectural merit of the proposal. In the event of dispute an independent architectural review will be sought by the Council from an architect with recognized expertise in urban design, at the expense of the applicant.

3.5.8 Private Open Space

Private Open space is to be provided in accordance with QRDG for buildings less than 40 dwellings/hectare at ground level will have a total minimum area of 20% of the site with a minimum dimension of 3 m and directly accessible from a living area of the dwelling; a maximum gradient of 1 in 10; and screening provided where necessary to ensure privacy to users of the open space.

3.5.9 Garages/Carports

- .1 All dwelling units are to provide under cover car parking spaces in accordance with the rate specified in Section 3.5.12.
- .2 Where a garage is integrated into the building design of an individual dwelling unit, the garage must be:

- (i) setback a minimum of 6 metres to the front boundary alignment; and
- (ii) setback a minimum of 900mm from the front building line (the front building line is a line that contains no less than 3.5 metres of the dwelling excluding unenclosed spaces); and
- (iii) covered by an enclosed two storey section of the dwelling or a roofed verandah or balcony (provided that it and the balustrading has a minimum transparency of 50%) extending over the entire width and depth of the garage.

3.5.10 Boundary Fencing

1. Noise attenuation fencing is not to exceed 1.8 metres in height and is to be setback at least 3 metres from the front boundary and appropriately screened by landscaping. Where a height greater than 1.8 metres is required this height is to be achieved through landscaped mounds with a 1.8 metre fence on top.
2. Retaining walls constructed along side boundaries and protruding forward of the nearest building line on the lot must be tapered to meet the profile of the finished ground line. Sleeper retaining walls are not permitted to any street front boundary.
3. Fencing along road frontages shall be provided behind the 3m landscape buffer and shall be of a harmonious design throughout the development. These may include:

If constructed, a front wall or fence (including gates) is to be:

 - (i) a maximum of 1.8 metres high; and
 - (ii) constructed of rendered and painted masonry piers and base (minimum 300mm base), and infills of matching masonry, coloured metal tube and painted or treated timber lattice or battens (except where acoustic fence treatment is required); and
 - (iii) a minimum 25% transparent (except where acoustic fence treatment is required)
 - (iv) Solid pre-coloured metal fencing is not permitted.
4. All side and rear fencing must be:
 - (i) A maximum of 1.8 metres high;
 - (ii) constructed of face brickwork or rendered and painted masonry piers (either with or without masonry base) and/or hardwood timber posts; and
 - (iii) infills of coloured metal tube.
5. Where the principal developer has constructed a fence, it must be maintained by the owner to the standard at which it was constructed.
6. Fences atop of retaining walls are to be stepped back with a minimum of 0.5 metres of landscaping to provide screening to the fence.

3.5.11 Landscaping

1. Landscape planting is to be provided, wherever practicable, to soften the appearance and give scale to buildings and a 3 metre landscape setback to all street frontages.
2. Of that part of the lots within the sector not used for buildings, driveways and parking (ie. the balance area), the use of permeable or absorbent finishes, eg. grass, planting or garden beds, is to be maximised. A minimum of 25% of the lot area is to be absorbent landscaping.
3. Along the perimeter of the sector, trees and shrubs are to be planted of a species likely to grow to provide a landscape canopy between the buildings within the sector and the adjacent (external) properties and major roads. The size, layout and density of trees planted in the setback areas are to take account of the need for landscaping as privacy screening, as well as useable outdoor space and solar access considerations.
4. Landscape screening is to be provided to all hardstand car park areas, retaining walls, solid fencing panels, noise attenuation fences and blank building walls.

3.5.12 Carparking

1. Carparking within the sector is to be provided at the minimum rate of 1.5 spaces per dwelling unit of which at least one space is to be fully enclosed, plus 0.5 spaces per dwelling unit for visitor parking.

3.5.13 Driveways

1. Driveways providing access to parking areas (i.e. being either a shared basement car parking arrangement or individual garages/carports) must be completed prior to occupation of dwelling units. Acceptable finishes for driveways are:
 - (i) coloured concrete pavers constructed on a concrete base, clay pavers or natural stone pavers constructed on a concrete base; or
 - (ii) stencilled concrete; or
 - (iii) exposed aggregate.
 - (iv) Plain concrete driveways are not permitted except within the road reserve to finish between a public footpath and the kerb.Other driveway finishes may be considered on their merits by Council in consultation with the principal developer and, if acceptable, are to be recorded in Council's 'North Lakes Register of Alternative Acceptable Design Solutions'.
2. Where a garage is integrated into the building design of an individual dwelling unit the driveway must be no wider than 6.0 metres at the garage door and provide at least 500mm of landscaping either side of the driveway.

3. Driveways are to be paved for their full width (ie. “car tracks” are not permitted).
4. The maximum grade for driveways is 1:5. All driveway grades from the property boundary (not the kerb) to the garage are to conform with the North Lakes standard drawings for residential driveway layout and construction. The profile of the section of driveway between the front property boundary and the kerb is to follow the Council approved grade.
5. If a crossover is provided and not used then it must be removed and the verge and kerb must be constructed at the owners cost, to Council’s standard.
6. If a footpath has been constructed in front of the property the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.

3.5.14 Ancillary Structures

1. *Signs*

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

2. *Air Conditioners*

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

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

3. *Television/Radio Antennae & Satellite Dishes*

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

4. *Solar Water Heaters*

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

5. *Other Structures*

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

6. *Unightly Objects*

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

3.5.15 Design for Solar Access and Energy Efficiency

- .1 The design and siting of dwellings and the planting layout of trees should take into account a desirable northerly orientation of indoor and outdoor spaces to gain benefits from the sun in winter and to maximise natural lighting.
- .2 The inclusion of energy saving elements, such as ceiling and wall insulation, placement of doors and windows for ventilation, solar hot water heaters and gas supply systems, is encouraged in the design of the dwellings.

3.5.16 Security Systems, barrier or gates

- .1 Internal or private roads including the location of any security system, barrier or gates are designed to provide safe access in accordance with the Council’s Design Manual.

3.6 LANDSCAPING / TOWNSCAPING

3.6.1 Landscape/Townscape Concept

The landscape framework for the Sector is represented by the design principles shown indicatively on *Figure 5 – Sector Landscape Plan*.

3.6.2 Character

The landscape character of the Sector should reflect the through-route nature of Endeavour Boulevard and Unnamed Street and the changes in land use, character and traffic level between the balance of the Town Centre Frame and the residential

development to the north of the Sector.

Landscaping is also required in private development sites to reinforce the landscaping proposed along street frontages. Landscaping may be required to buffer and screen functional elements of uses such as car parking along road frontages to reduce their impacts upon the amenity and visual character of the Sector. It is intended that landscaping be used to soften the appearance and minimise the scale and bulk of buildings within the Sector. Landscaping may include an attractive entry statement such as gateway signage walls, landscape planting and water features to create a sense of arrival.

The 3m landscape buffer shall have a maximum slope of 1 in 4 to reduce the visual impact on Endeavour Boulevard and AD-V and increase landscape impact.

3.6.3 Requirements

Landscaping in the Sector must:

- (i) correspond with the design principles illustrated on *Figure 5 – Sector Landscape Plan*;
- (ii) generally achieve the landscape character described above and the landscape concept described in section 4.2 of the Precinct Plan;
- (iii) provide a minimum landscaped strip of three (3) metres along the Endeavour Boulevard and AD-V Road frontages of each lot within the Sector;
- (iv) provide a minimum landscaped strip 1.5 metres along internal boundaries to separate parking areas;
- (v) be designed to complement and integrate with the landscaping and design character of adjoining Sectors and Precincts;
- (vi) include canopy trees, planted by the Principal Developer, generally with a minimum clear trunk of 1.8 metres planted at informal intervals within the road reserve of Endeavour Boulevard. Street trees are intended to provide visual continuity to the street, reduce the road scale and provide shade to on-street car parking and adjacent pedestrian areas;
- (vii) reduce the appearance of an expanse of car parking areas by providing advanced shade trees at the rate of not less than one (1) tree per six (6) parking spaces and by providing low plantings along car parking aisles which do not impact on driver's sightlines;
- (viii) screen car parking areas from roads and other areas readily accessible to the public but occasional views of key elements of each proposed building may be provided;
- (ix) provide adequate landscaped areas so as to create a landscape setting and passive recreation space for development;
- (x) allow for pedestrian linkages and landscape planting extending from entry points to development sites within the Sector to connect, where possible, through car park areas to the pedestrian pathway associated with internal driveways;

- (xi) be employed to reduce reflected glare from building facades;
- (xii) not compromise pedestrian safety from vehicles accessing sites within the Sector or in surrounding development;
- (xiii) be capable of efficient and effective maintenance;
- (xiv) generally frame entry areas to sites;
- (xv) screen services such as electricity substations and transformers in a way that does not affect the streetscape;
- (xvi) delineate between the pedestrian and vehicular environments, as well as to provide some relief from headlight glare and visual monotony; and
- (xvii) where retaining walls or batters are required, provide a landscape buffer located clear of these works to reduce the impact of the wall if visible from a street. Retaining walls and batters must be of a scale and materials that complement the surrounding built environment while responding to landform.

3.6.6 Plant Species Guidelines

Planting within the Sector is encouraged to incorporate:

- (i) plant species themes that are consistent and complementary to surrounding development. The species of trees, shrubs, and groundcovers used within the Sector should be selected from the Plant List included in **Appendix B - Plant List**. Plants of similar characteristics may be substituted for a species in the Plant List, if approved by Council. The selection of landscape material is to be cognisant of safety considerations by excluding thorny or poisonous plants that may be hazardous;
- (ii) the use of native species as the predominant plantings to visually reflect the original natural setting of the DCP area, as well as offer benefits of reduced maintenance and water requirements. Exotic and flowering species may be used occasionally as feature planting, to announce entries to the Sector, to provide shade trees in public outdoor spaces, or as accents of colour and texture within the framework of native plant material; and
- (iii) planting densities and heights appropriate for particular areas such as vehicle sales yards, retaining walls and the like are to be shown on a Landscape Plan submitted as part of the Material Change of Use application.

3.7 ACCESS, SERVICE AREAS & LOADING DOCKS

3.7.3 Access

The requirements for access are set out below:

- (i) indicative vehicular ingress and egress points from major roads within and adjoining the Sector are limited to the number of access points shown on *Figure 4 – Sector Plan Map*. The primary access to the Sector is proposed from a new road from the roundabout on Endeavour Boulevard;
- (ii) adequate measures to achieve a high level of public safety on the shared access laneways / driveways is to be provided and, where appropriate, should include
 - (a) good visibility at all pedestrian crossings and establishing pedestrian

- priority, where appropriate;
 - (b) pavement treatments which achieve a very low traffic speed, while permitting easy and even-surfaces for desirable walking conditions for pedestrians;
 - (c) finishes that are in keeping with existing finishes within the road or the road verge;
 - (d) suitable barrier treatments at the entrance points;
 - (e) the provision of continuous pedestrian access between buildings, car parks and pedestrian areas; and
 - (f) the provision of site and building illumination within car park areas, pedestrian areas and along pedestrian paths during the hours of operation of any component of the development and, at other times, by the provision of security lighting.
- (iii) access for all people including people with a disability is to be achieved by ensuring that development complies with Council provisions relating to access for people with disabilities;
 - (iv) provide convenient and safe pedestrian and cyclist access within or to development adjacent to the Sector and to public transport facilities. Such access is to be integrated with the path and street system of Endeavour Boulevard;
 - (v) direct access for emergency vehicles is to be provided to every building within the Sector by the provision of a minimum 3.5 metre clear carriageway width;
 - (vi) consideration must be given to the design and location of access points adjoining the Sector so as to minimise potential conflicts with the car parking areas, pedestrian areas, paths and service areas within the Sector; and
 - (vii) ensure that no reversing of vehicles, particularly service vehicles, shall occur in areas of high pedestrian activity.

3.7.4 Servicing Requirements

Development within the Sector must provide:

- (i) if required, loading zone parking which is to be accessed from the internal vehicle circulation areas;
- (ii) storage for refuse and recyclable materials which are suitably screened from circulation areas;
- (iii) service connection points incorporated into hard and soft landscaping areas;
- (iv) service connections that do not protrude from paving or driveways or cause any hazard for pedestrians or vehicles; and
- (v) where appropriate, provide landscaping and other screening devices to undesirable views of service areas, loading bays, refuse areas and plant and machinery, within the Sector and in adjacent Sectors.

3.8 Signage and Artworks within Parks and Road Reserves

.1 Signage within the sector must provide:-

- (i) visible and legible signs;
- (ii) an uncluttered streetscape;

- (iii) professional and co-ordinated graphics for the identification of different uses within the sector;
 - (iv) signs compatible with their surroundings; and
 - (v) generally simple, robust and low maintenance signage elements.
- .2 The location, form, scale, materials and colour selection of signage must be in keeping with the residential environment and must not dominate the urban landscape at ground level.
- .3 Works of high quality urban art, including paving patterns, water features and sculptures, are encouraged. These artworks must contribute strongly to enhancing the architecture and landscape of the residential environment, and achieve humanising elements.
- .4 A Coordinated Signage Plan is to be submitted as a development application for Material Change of Use – Code assessment within this Sector. The Coordinated Signage Plan must distinguish between artworks/murals, on-site business advertising, animated signage, location, illumination, and animation on the face of the sign.

4.0 Environmental Management

There is no Environmental Management Plan having application to this Sector.

Management systems for land within the Sector must be implemented to ensure that the Objectives and Performance Indicators referred in the following sections of the Precinct Plan continue to be met throughout the life of the development and the use of the Sector:

- (i) Section 5.1 – Environmental Management Objectives;
- (ii) Section 5.2 – Stormwater Management Objectives; and
- (iii) Section 5.3 – Earthworks Management Objectives.

5.0 Subdivision Requirements

As shown in *Appendix E – Proposed Metes and Bounds Description* the total area of the Sector is 2.2 hectares.

The indicative area and frontage width of the allotment within the Sector is shown on *Figure 6 - Indicative Plan of Subdivision*.

Reciprocal access easements are to be created where shared access is proposed for adjoining lots.

6.0 Infrastructure

6.1 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 Rezoning Conditions, 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:

6.1.1 Roads

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

- .1 All internal collector roads and access streets;
- .2 External construction of the section of the North-South Arterial Road from MIBA Connection Road to Boundary Road (and connecting with the internal MIBA road network), to be completed by the end of 2010, or otherwise in accordance with any alternative funding from ongoing traffic reviews approved in accordance with Section 4.2.2 of the MHIA;
- .3 Sub-Arterial or Trunk Collector Road abutting the Sector Plan in accordance with the MHIA (ie. Road AD-V, south eastern boundary). Construction is to include upgrade of the intersection with Endeavour Boulevard to the appropriate standard and installation of functioning traffic lights.
- .4 Bikeways and pathways, including commuter and recreational bikeways generally as shown on Figure 4, in accordance with the MHIA.

(refer to *Figure 7 – Road Layout*).

- (i) (refer to *Figure 7 – Road Layout*)

6.1.2 Water Supply

- (i) Reticulation systems along all internal roads to service all properties in the Precinct;
- (ii) Those sections of the mains shown on *Figure 8 – Water Supply Headworks*, necessary to service the anticipated demand in the Sector; and
- (iii) Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

6.1.3 Sewerage

- (i) Trunk gravity main from the existing Council sewerage infrastructure to connect with each lot in the Sector as shown on *Figure 9 – Sewerage Headworks*; and
- (ii) Make contribution towards sewerage headworks supply in accordance with the MHIA.

6.1.4 Park

The requirements for park provision throughout the DCP area are set out in the DCP and the MHIA and those areas of the sector to be provided as park are shown on the Proposed Plan of Subdivision (refer Figure 4). The estimated areas of each park type to be provided within this sector are as follows:

- One Local Park of approximately 2400m²

6.1.5 Stormwater

- (i) The Principal Developer must comply with the provisions of the Stormwater Management Plans for Saltwater Creek and Tributary C as approved by Council and construct stormwater management works so far as they relate to this Sector.
- (ii) Stormwater management works so far as they relate to the Sector are to be provided in accordance with the MHIA, Council's Design Manual, the Stormwater Management Plan for Tributary C, including the construction of all drainage and landscaping works in Tributary C and the Stormwater Management Plan for Saltwater Creek.
- (iii) In addition, the Principal Developer is to construct stormwater drainage systems and stormwater management systems as required by the MHIA and the Environmental Protection (Water) Policy.

6.1.6 Electricity Supply, Lighting and Communications

- (i) Allow for underground electricity distribution to all properties within the Sector, by Energex or another appropriate supplier of electricity.
- (ii) Arrange for the provision of underground conduits along all road verges within the Sector and adjacent roads to meet the anticipated demands of the DCP area.
- (iii) Provide underground electricity to all properties within the Sector through Energex or another appropriate supplier of electricity and to Council standards.
- (iv) Provide public lighting to all roads, streets and if relevant, parks and other public areas and facilities within the Sector, constructed to relevant Australian Standards and in accordance with the requirements of Energex or alternative supplier of electricity and Council standards.
- (v) Provide high voltage electricity services to the Sector through Energex or another supplier of electricity and to Council standards.

- (vi) Provide all electricity services and distribution systems as underground services, including conduits along all road verges within the Sector and adjacent roads to meet the anticipated demand of the DCP area.

6.2 INFRASTRUCTURE AFFECTED OR REQUIRED BY DEVELOPMENT OF THE SECTOR

- (i) The development of the Sector may place demands on the following infrastructure:
 - (a) Roads external to the DCP area and the Sector;
 - (b) Water supply infrastructure;
 - (c) Sewerage infrastructure;
 - (d) Stormwater infrastructure;
 - (e) Parks;
 - (f) Community facilities;
 - (g) Electricity and gas supply;
 - (h) Communications systems; and
 - (i) State Government Infrastructure.
- (ii) The infrastructure described in clause 6.1 above, together with the obligations of the Principal Developer under infrastructure agreements will mitigate the adverse affects on the above infrastructure.

6.3 HOW THE REQUIRED INFRASTRUCTURE RELATES TO THE INFRASTRUCTURE AGREEMENTS

The infrastructure agreements describe the infrastructure that must be provided by the Principal Developer as part of its obligations to provide infrastructure, as envisaged by Chapter 12 of the DCP. The works described in clause 6.1 of this document are the Principal Developer's obligations under the rezoning conditions and the infrastructure agreements.

7.0 Detailed Infrastructure Program

7.1 ESTIMATED DATE FOR PROVISION OF INFRASTRUCTURE

The Principal Developer is to provide the infrastructure referred to in clause 6.1 of this document at times to satisfy the requirements of the MHIA. The majority of the infrastructure has been completed during 2010.

7.2 INTENDED PROVIDER

The Principal Developer is to provide the infrastructure referred to in Section 6.1 at times to satisfy the requirements of the Rezoning Conditions and the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the Sector.

7.3 OTHER WORKS DEPENDENT ON INFRASTRUCTURE PROVISION

No other works depend on the provision of the infrastructure specified in Section 6.1. 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.

7.4 OTHER RELEVANT INFORMATION

7.4.1 Estimated Water and Sewerage Demands

As required by the MHIA, the Principal Developer states as follows:

For the purpose of assessing water supply capacity, the estimated number of equivalent Tenements for this Sector is 40.57ET's;

For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this Sector is 162.2EP's and

- (i) if a future alternative use of the Sector imposes a greater demand on minimum water supply and sewerage infrastructure than assigned in an approved development site within this Sector, Council is to approve the alternative use provided the developer demonstrates that:
 - (a) 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;
 - (b) the principal developer has confirmed, in writing, that the increase demand will not prevent servicing the total number of ETs or EPs provided in the MHIA; and

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

APPENDIX A

FINAL SPECIFICATION

OF LAND USE

FOR THIS SECTOR

**FINAL SPECIFICATION OF LAND USE
(TOWN CENTRE FRAME 'M' PRECINCT)
FOR TOWN CENTRE FRAME 'M' SECTOR ONE**

<p style="text-align: center;">Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p style="text-align: center;">COLUMN A</p>	<p style="text-align: center;">Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</p> <p style="text-align: center;">COLUMN B</p>	<p style="text-align: center;">Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p style="text-align: center;">COLUMN C</p>	<p style="text-align: center;">Purposes for which premises may not be erected or used (Prohibited Development)</p> <p style="text-align: center;">COLUMN D</p>
<p style="text-align: center;">Self Assessable</p>	<p style="text-align: center;">Code Assessable</p>	<p style="text-align: center;">Impact Assessable Development</p>	
<p>Caretaker's residence Local utilities Park</p>	<p>Accommodation units (above ground level) Apartments Car park Catering premises Detached Dwelling Duplex Dwelling Special use Townhouse units</p>	<p>Any other Use not listed in Column A, B or D</p>	<p>Adult product shop Agriculture Air strip Animal husbandry Aquaculture Bulk garden supplies Camping grounds Caravan park Cattery Cemetery Concrete batching plant Contractor's depot Correctional institution Crematorium Dairy Extractive industry Fuel depot General industry Hazardous industry Heavy vehicle parking Heavy vehicle sales Host farm Junk yard Kennels Lot feeding Motor sport or shooting Piggery Poultry farm Rural industry Shopping centre >1,500m² GLA Showground Simulated conflict Stable Stock sales yard Transport terminal Transportable home village Turf farming</p>

APPENDIX B

PLANT LIST

**Appendix B: Indicative Plant Schedule -
Town Centre Frame "M" – Endeavour Boulevard – Sector One**

Botanical Name	Common Name
Trees & Palms	
<i>Acmena smithii</i>	Lilly Pilly
<i>Agathis robusta</i>	Kauri Pine
<i>Allocasuarina littoralis</i>	Black She Oak
<i>Allocasuarina torulosa</i>	Forest She Oak
<i>Araucaria cunninghamia</i>	Hoop Pine
<i>Archontophoenix cunninghamia</i>	Pickabean 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 acerifolium</i>	Flame 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>Cassia fistula</i>	Golden Shower Tree
<i>Cassia javanica/Cassia siamea</i>	Cassia
<i>Castanospermum australe</i>	Black Bean
<i>Casuarina cunningghiana</i>	River She Oak
<i>Casuarina glauca</i>	Swamp She Oak
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Elaeocarpus eumundii</i>	
<i>Eucalyptus citriodora</i>	Lemon Scented Gum
<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>Ficus rubiginosa</i>	Port Jackson Fig
<i>Flindersia australis</i>	Crows Ash
<i>Flindersia pimenteliana</i>	Flindersia
<i>Flindersia schottiana</i>	Bumpy Ash
<i>Grevillea robusta</i>	Silky Oak
<i>Harpullia pendula</i>	Tulipwood
<i>Hymenosporum flavum</i>	Native Frangipani
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Livistona australis</i>	Livistona
<i>Livistona decipiens</i>	Weeping Cabbage Palm
<i>Livistona nitida</i>	Livistona
<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>Peltophorum pterocarpus</i>	Yellow poinciana
<i>Phoenix canariensis</i>	Canary Island Palm

**Appendix B: Indicative Plant Schedule -
Town Centre Frame "M" – Endeavour Boulevard – Sector One**

Botanical Name	Common Name
Trees & Palms	
Podocarpus elatus	Brown Pine
Roystonea regia	Cuban Royal Palm
Syzygium australe	Scrub Cherry
Syzygium franchisee	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
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
Hibiscus rosa sinensis	Hibiscus
Hovea acutifolia	Pointed Leaf Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum petersonii	Lemon Scented Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Murraya paniculata	Orange Jessamine
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Blaze	Dwarf Lilly Pilly
Syzygium Elite	Compact Lilly Pilly
Syzygium Tiny Trev	Dwarf Lilly Pilly
Tibouchina jules	Tibouchina
Westringea fruticosa	Wynyabbie Gem

**Appendix B: Indicative Plant Schedule -
Town Centre Frame "M" – Endeavour Boulevard – Sector One**

Botanical Name	Common Name
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
Cissus rhombifolium	Grape Ivy
Cissus Ellen Danica	Grape Ivy
Crinum pendunculatum	River Lily
Dianella revoluta	Flax Lily
Dietes bicolor	Japanese Iris
Dietes grandiflora	Japanese Iris
Evolvulus pilosus	Blue Sapphire
Gardenia radicans	Dwarf Gardenia
Grevillea Bronze Rambler	Bronze Rambler
Grevillea Royal Mantle	Prostrate Grevillea
Hardenbergia violacea	Purple Coral Pea
Hardenbergia violacea Bushy Blue	Bushy Blue
Helichrysum ramosissimum	Yellow Buttons
Hemerocallis species	Day Lily
Hibbertia dentata	Toothed Guinea Flower
Hibbertia scandens	Snake Vine
Liriope "Evergreen Giant"	Liriope
Lomandra hystrix	Creek Mat rush
Lomandra longifolia	Mat Rush
Lomandra multiflora	Long Leaved Mat Rush
Myoporum ellipticum	Creeping Boobialla
Myoporum parvifolium	Myoporum
Pittosporum Miss Muffet	Dwarf Pittosporum
Pittosporum tobira	Miss Muffet
Viola hederacea	Native Violet
Zierra Carpet Star	Carpet Star
Grasses	
Cynodon dactylon	Green Couch
Danthonia induta	Wallaby Grass
Digitaria didactyla	Blue Couch
Greenlees Park	Hybrid Couch
Poa australis	Native Poa
Vines	
Jasminum polyanthum	Jasmine
Pandorea pandorana	Wonga Wonga Vine
Pandorea jasminoides	Bower of Beauty
Trachelospermum jasminoides	Variegated Star Jasmine
Trachelospermum jasminoides	Star Jasmine

APPENDIX C

Bicycle Parking Requirements

**BICYCLE PARKING REQUIREMENTS
(TOWN CENTRE FRAME 'M' PRECINCT)
FOR TOWN CENTRE FRAME 'M' SECTOR ONE**

Land use	Employee Bicycle Parking spaces	Class	Visitor/Shopper Bicycle Parking spaces	Class
Accommodation units (above ground level)	1 per 4 habitable rooms	1	1 per 16 habitable rooms	3
Amusement premises	1 space per 4 employees	2	2 plus 1 per 50m ² GFA	3
Apartments (above ground floor)	1 per 4 habitable rooms	1	1 per 16 habitable rooms	3
Car park	1 space per 750m ² GFA	1	1 space per 50 car parking spaces	3
Car wash	1 space per 750m ² GFA	2	N/A	
Catering premises	1 space per 100m ² GFA public area	2	2 spaces	3
Commercial services	1 space per 200m ² GFA	2	1 space per 750m ² GFA over 1000m ² GFA	3
Convention centre	1 per 1500m ² GFA	2	1 space per 750m ² GFA over 1000m ² GFA	3
Cultural facility	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Entertainment library	1 space per 300m ² GFA	2	1 space per 200m ²	3
Hardware centre	1 space per 300m ² GFA	2	1 space per 200m ²	3
Indoor recreation	1 space per 4 employees	1 or 2	1 space per 200m ² GFA	3
Motel (accommodation generally above ground level)	1 per 40 rooms	1	N/A	N/A
Office	1 space per 200m ² GFA	2	1 space per 750m ² GFA over 1000m ² GFA	3
Restaurant	1 space per 100m ² GFA public area	1 or 2	2 spaces	3
Retail nursery	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Shop < 300m ² GFA	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Shopping centre <1,500m ² GLA	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Special use	N/A	N/A	N/A	N/A
Technology industry	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Tourist facility	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Vehicle Hire Depot	1 space per 750m ² GFA (excluding outdoor vehicle display area)	2	1 space per 200m ²	3
Veterinary clinic	1 space per 200m ² GFA	1 or 2	1 space per 750m ² GFA over 1000m ² GFA	3
Notes:- 1. GFA – Gross floor area, as defined in the DCP; 2. The provision of bicycle spaces recommended in the table may be staged initially depending on the demand for use, however space should be set aside to allow 100% provision in the event that the full demand for bicycle parking is realised.				

Types of Parking Devices

Class	Security Level	Description	Main User Type
1	High	Fully enclosed individual lockers	Bike and ride commuters at railway and bus stations.
2	Medium	Located compounds fitted with Class 3 facilities. Communal access using duplicate keys or electronic swipe cards	Regular employees, students, regular bike and ride commuters.
3	Low	Facilities to which the bicycle	Shoppers, visitors to public

NORTH LAKES TOWN CENTRE FRAME

		frame and wheels can be locked	offices, places of employment where there is security supervision of the parking facilities.
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APPENDIX E

PROPOSED METES AND BOUNDS DESCRIPTION OF THE SECTOR