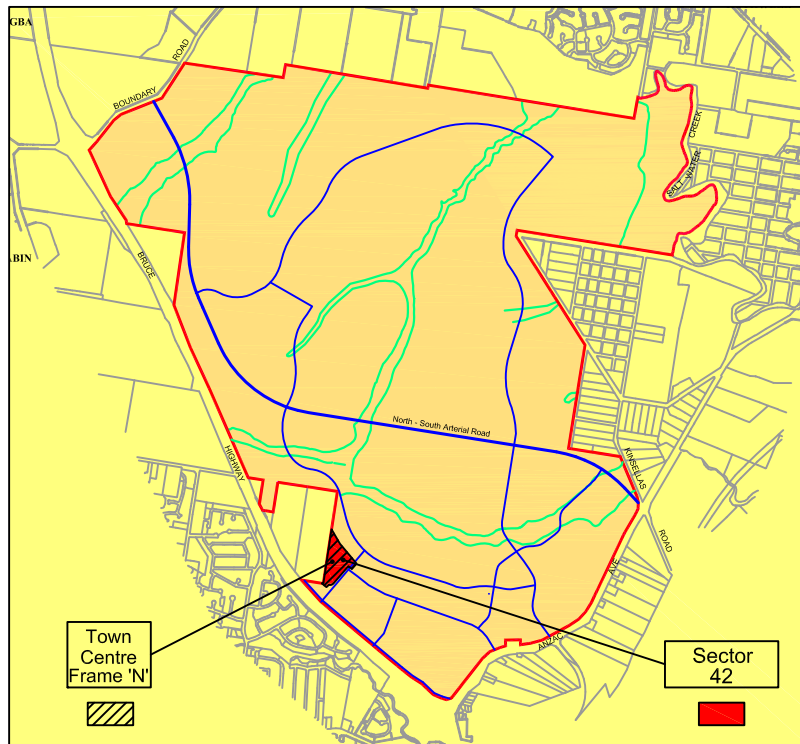


MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan 042-1000



Town Centre Frame 'N'
Sector 42
8 August 2012

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 042-1000

for

**Town Centre Frame “N” Sector One
Mason Street Frontage**

Town Centre Frame “N” Precinct

North Lakes Development

08 August 2012

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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 “N” Sector One – Mason Street** (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) Precinct 039 and Sector 039-1000 to the north;
 - (ii) Mason Street to the east;
 - (iii) Land 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 western side of the Mason Street. 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 detached house residential development with some scope for duplex development under code assessment and land uses that support, complement and minimise impacts on the adjacent environmental area. The Sector will consist of lots with density less than 40 dwellings per hectare.

The sector is to be developed as a high quality community forming an integral part of the North Lakes development.

Development in the Sector should establish an atmosphere and scale appropriate at the fringe of a town centre and which is compatible with the adjacent residential development.

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 and constructed, and all landscaping designed and established, in accordance with the provisions of this Sector Plan;
- (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, 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.

3.4 STANDARD DESIGN & SITING MEASURES

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

TABLE 1: KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS SUMMARY

LOT TYPE	MIN. LOT SIZE (m ²)	MINIMUM BUILDING SETBACKS (Refer to Note 1)										PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION (Refer to Note 2)		OTHER REQUIREMENTS (Refer to Note 3)	
		Typical Av. Lot Width (m)	Mandatory Zero Lot Line [as shown on Sector Plan Map]	FIRST STOREY				SECOND STOREY				Indicative Location of POS shown on Sector Plan Map	Minimum Area (m ²)	Minimum Circle Diameter (m)	On-site	Visitor parks	Maximum Building Site Cover (%)	Indicative Driveway Location shown on Sector Plan Map
				Front (m) [Subject to additional garage setbacks where relevant]	Rear (m)	Side Setback (m) [for non ZLL boundary]	Secondary Street Setback (for corner lots)	Front (m)	Rear (m)	Zero Lot Line	Side Setback (m)							
Medium Density - Terrace	250.0	8.5	Yes	3	3	1.0	1.5	3	3	1.0 ¹	1.5 ³	Yes	20	4.5	2	0.5	50	Yes
Medium Density – Town Villa	262.5	10.5	Yes	3	3	1.0	1.5	3	3	1.0	1.5	Yes	20	4.5	2	0.5	50	Yes
Medium Density – Town Premium Villa	312.5	12.5	Yes	3	3	1.0	1.5	3	3	1.0	1.5	Yes	20	4.5	2	0.5	50	Yes
Patio Villa	350.0	14	No	3	3	1.5	1.5	3	3	1.0	1.5	Yes	25	5	2	0.5	50	Yes
Villa	320.0	10	Yes	3	3	1.0	1.5	3	3	1.0	1.5	Yes	25	5	2	0.5	50	Yes
Premium Villa	400.0	12.5	Yes	3	6 ²	1.0	1.5	3	6	1.0	1.5	Yes	40	5	2	0.5	50	Yes
Courtyard	450.0	14	No	3	6 ²	1.5	1.5	3	6	1.5	2	Yes	40	5	2	0.5	50	Yes
Premium Courtyard	512.0	16	No	3	6 ²	1.5	1.5	3	6	1.5	2	Yes	40	5	2	0.5	50	Yes
Traditional	575.0	18	No	4.5	6 ²	1.5	3.0	4.5	6	1.5	2	Yes	60	5	2	0.5	50	Yes
Premium Traditional	640.0	20	N/A	4.5	6 ²	1.5	3.0	4.5	6	N/A	2	No	-	-	3	0.5	50	No (except where specific access location required)
Townhouse Units	800.0	18	N/A	4	6 ²	1.5	1.5	4	6	N/A	1.5	No	40 (ground lvl)	4	1.5	0.5	50	Yes

1 The side setback distance to the second storey may be reduced to ZLL where the side boundary adjoins the ZLL of another Terrace Lot or where exclusively to accommodate a stairwell access, for a length of not more than 6m.

2 Where a 6m setback is required a portion of the dwelling may extend to an absolute minimum rear setback of 3, Where the portion of the dwelling (including patios, verandahs and pergolas) located between the 6m and 3m rear setback zone is not permitted to exceed 60% of the lot width measured across the rear boundary.

3 The side setback may be reduced to 1m exclusively to accommodate a stairwell access, for a length of not more than 5m.

SUMMARY OF PROBABLE SOLUTIONS FOR LOT TYPES IMPORTANT NOTES ON TABLE 1

Note 1. MINIMUM BUILDING SETBACKS

- The minimum building setbacks outlined in Table 1 and illustrated on any Plan of Development do not take into account any features of the land, existing or proposed easements, and/or other underground services which may require increased building setbacks;
- The design of the development has taken into consideration the visibility at intersections and the amenity of the proposed neighbourhood. Consequently, for the purposes of the Queensland Development Code and Standard Building Regulations (i.e. corner truncations setbacks), further application for corner truncation setbacks is not required, provided that the setback is specifically dimensioned and referenced on the Plan of Development;
- Where a setback is specifically dimensioned and referenced on the Plan of Development, the Plan of Development will prevail over Table 1;
- On Traditional lots, unenclosed spaces such as verandahs, terraces, balconies, and pergolas may project into the front setback by a maximum distance of 1.5 metres provided the outermost projection is no closer than 3 metres from the front boundary.
- Where a non-mandatory zero lot line is not utilised on a Traditional, Premium Courtyard and Courtyard lot or for the balance of any dwelling not built to this boundary, it must comply with the relevant side setback requirement for that lot type. A zero lot line tolerance of up to 250mm is permitted to accommodate a gutter overhang. Where the 250mm tolerance is used, fencing to the zero lot line boundary must not be provided for this length of external wall.
- Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a zero lot line boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
- Where a lot contains an acoustic fence, setbacks are measured from the alignment of the fence.

Note 2. CAR PARKING PROVISION

- At least one on-site parking space is to be covered;
- Villa, Medium Density- Terrace, Medium Density – Town Villa lot are only permitted to have a single width garage, (however, a second covered car parking space may be provided in a tandem garage arrangement) except where a two storey dwelling is provided.
- Where a single garage is proposed on any lot, a minimum front setback of 5.5 metres is required for the garage.
- Where a third on-site parking space is required (i.e. For Premium Traditional Lots), the minimum front setback for a double garage will be 4.5 metres.
- On-street car parking is to be provided at the rate of one space per two lots.

Note 3. BUILDING SITE COVERAGE

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

3.4.1 Building Setbacks

- .1 Building setbacks for lots must comply with the setback requirements of Table 1 (unless dimensioned otherwise on the Sector Plan Map).
- .2 *One Storey* (for single storey or ground floor of two storey buildings)
 - (i) Unenclosed spaces such as verandahs, terraces, balconies, and pergolas may project into the front setback by a maximum distance of 1.5 metres provided the outermost projection is no closer than 3 metres from the front boundary.
 - (ii) Where a six (6) metre setback is required a portion of the dwelling may extend to an absolute minimum rear setback of three (3) metres where the portion of the dwelling (including patios, verandahs and pergolas) located between the six (6) metre and three (3) metre rear setback zone is not permitted to exceed 60% of the lot width measured across the rear boundary.
 - (iii) Side entry canopies or gateway structures over dwelling entries are permitted within the side boundary setback area,
 - (iv) Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a zero lot line boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
 - (v) Setbacks other than a zero lot line are to ensure unrestricted pedestrian access around the dwelling.
- .3 *Second Storey*
 - (i) The front and rear setbacks and the setback to a secondary street frontage (corner lots) for each lot type nominated on the Sector Plan Map are to comply with the setback requirements specified in Table 1.
 - (ii) The second storey setback to a secondary street frontage is to be two (2) metres for a corner Courtyard lot.
- .4 Zero Lot Line Boundary Requirements
 - (i) Where lots have a mandatory zero lot line nominated on the Sector Plan Map, an external wall of the dwelling must be built to this boundary. The balance of any dwelling not built to this boundary must comply with the relevant side setback requirement for that lot type.

- (ii) Where a non-mandatory zero lot line nominated on the Sector Plan Map is not utilised (or for the balance of any dwelling not built to this boundary) on a Traditional, Premium Courtyard, Courtyard or Patio lot, it must comply with the relevant side setback requirement for that lot type.
- (iii) Notwithstanding the above, a side garage wall (maximum 9 metres in length with no openings) may be built a minimum of 1 metre from an unutilised zero lot line boundary on a Courtyard lot only.
- (iv) Walls built to a mandatory or non-mandatory zero lot line boundary are to be constructed with materials and finishes consistent with the balance of the dwelling extending 150mm below the anticipated level of the adjacent lot’s platform in accordance with Council’s requirements.
- (v) A building built to a zero lot line boundary must have a minimum length of wall on this boundary of six (6) metres. The maximum length of wall that can be built to a zero lot line boundary is 60% of the length of the nominated boundary,
- (vi) Where an internal courtyard is incorporated on the zero lot line boundary, a courtyard fence to the height of 1.8 metres must be constructed in accordance with Section 3.4.3.8 or with the same finish as the zero lot line wall of the dwelling. For the avoidance of any doubt, the length of courtyard fence is not included in the minimum or maximum wall lengths identified in Section 8.1.8.4 (v).
- (vii) A zero lot line tolerance of up to 250mm is permitted to accommodate a gutter overhang.

3.4.2 Site Coverage

.1 Site coverage, as specified for each lot type in Table 1, is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas and roof eaves. Pergolas, gazebos, verandas, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage. Except for Premium Traditional lots, a further 10% building site cover is permitted to accommodate the above semi-enclosed outdoor structures, thereby permitting a maximum of 60%.

3.4.3 Building Design

3.4.3.1 Dwelling Size

- .1 The maximum building height is ten (10) metres measured from the natural ground level to the top of the roof.

- .2 The maximum number of storeys is two (2). Attics which are wholly contained within the roof space are not defined as a storey.
- .3 Where a two storey dwelling is proposed, the upper storey must extend for at least 50% of the total width of the dwelling (including the garage and verandas) as viewed from all street frontage.
- .4 A dwelling on a Patio lot may be one or two storeys.

3.4.3.2 Streetscape Appearance & Facade Treatment

All lots are required to present appropriate rooms and windows to the street, according to the lot type as listed below:

- (i) All lots must:
 - a) Have a minimum of 10% of the façade area of each dwelling (including garage or car port) facing the street or other public area as windows or glass;
 - b) One or more habitable rooms and windows facing the street; and
 - c) Driveways are finished with alternative surfaces to plain concrete.
 - d) Where a double garage (including tandem) is proposed on any lot (not including Traditional and Premium Traditional Lots) a minimum front setback of 3m is required, the double garage must comply with the minimum dimensions specified in the Building Code of Australia.
- (ii) The front façade for Traditional and Premium Traditional dwellings are required to satisfy one of the following:
 - a) Two habitable rooms and windows facing the street; or
 - b) One or more habitable rooms which comprise a minimum internal width of 5.4 metres (excluding the width of the entry foyer), to be measured in the same plane as the front alignment of the garage. Significant glazing must be provided to this frontage proportional to the size of the room provided.
- (iii) For Medium Density Town Premium Villa, Patio, Villa, Premium Villa, Courtyard and Premium Courtyard dwelling types with one or more habitable rooms at the front facade; significant glazing must be provided to this frontage proportional to the size of the room provided.
- (iv) Where a two-storey dwelling is proposed, the requirement for habitable rooms and windows can be either fully or partly satisfied on the second storey.
- (v) Where a two-storey dwelling is proposed on a Medium Density Town Villa (MDTV), and the requirement for the habitable rooms is fully satisfied on the second storey, dwellings are required to satisfy the following additional criteria:
 - a) to provide for appropriate presentation to the street the dwelling must either:

- recess the garage at least 1m behind the alignment of the second storey and have a minimum of 20% of the facade area of each dwelling (including garage or car port) facing the street shall be windows or glass;

OR

- where the garage or carport is not recessed, the façade must:
 - * have a minimum of 20% of the facade area of each dwelling (including garage or car port) facing the street shall be windows or glass; and
 - * include a second storey verandah with a minimum width of 50% of the dwelling and minimum depth of 1200mm, and must not protrude into the front setback identified in Table 1.

(vi) The frontage of Medium Density Terrace dwellings must:

- a) have a minimum of 15% of the facade area of each dwelling (including garage or car port) facing the street or other public area as window or glass:
- b) one or more habitable rooms (with windows) facing the street; and
- c) the front entry must be identifiable from the lot frontage, either through:
 - location of a portico (minimum area of 4m² and depth of 1.5m) not less than one (1) metre in front of the main building line (note: columns and other support elements are to be light weight/slim profile with limited masonry); or
 - where the door is more than 2m behind the main building line, the provision of a roof element, portico, façade extension or other lightweight entry feature at the building line (note: the door must face the street, side facing doors are not permitted).
- d) where a two-storey dwelling is proposed, and the requirement for the habitable rooms is fully satisfied on the second storey, dwellings are required to satisfy the following additional criteria:
 - to provide for appropriate presentation to the street the dwelling must either:
 - recess the garage at least 1m behind the alignment of the second storey and have a minimum of 20% of the facade area of each dwelling (including garage or car port) facing the street shall be windows or glass;

OR

- where the garage or carport is not recessed, the façade must:
 - * have a minimum of 20% of the facade area of each dwelling (including garage or car port) facing the street shall be windows or glass; and

- * include a second storey verandah with a minimum width of 50% of the dwelling and minimum depth of 1200mm, and must not protrude into the front setback identified in Table 1.
- (vii) Identical facades must not be located adjacent to or opposite each other.
- (viii) For lots fronting and having a common boundary with a secondary street, park, lake or containing dual street frontage the façade facing these features must mimic the design features and detail of the main façade of the dwelling, (i.e. through replicating the design, scale and dimension of roof style, stepping, setbacks, windows and verandahs).

3.4.3.3 Entry Treatment

- .1 Front façades for all dwellings must incorporate at least one of the following design elements:
 - (i) A veranda with a minimum area of 6m² and minimum depth of 1.5 metres, or
 - (ii) An entry portico with a minimum area of 4m² and minimum depth of 1.5 metres.
- .2 Where the site frontage is 18.0 metres or greater, unless the façade contains a step of a minimum depth of one (1) metre (excluding the step at the garage), the following elements will be required in addition to clause 8.1.3.1:
 - (i) An entry portico and veranda with a minimum depth of 1.5m and a total minimum area of 10m² (the element provided under clause 8.1.3.1 may be included as part of this total area), or
 - (ii) A full front veranda with a minimum depth of 1.5 metres for the length of the frontage of the dwelling (not including the garage).
 - (iii) An entry portico with columns that have a minimum width of 350mm and recess the doorway a minimum of 230mm.
- .3 All entrance foyers must include either sidelight or highlight windows in the entry alcove. The only exceptions are as follows:
 - (i) On all other lots where one large door with integrated glazing is used (the door is to be a minimum of 1.2m wide and contain no less than 20% of the door area as glazing.)
 - (ii) On all other lots where a set of double doors is provided.

3.4.3.4 Roof Form

- .1 A minimum roof pitch of 25 degrees is to apply for all lot types.
- .2 Innovative roof designs incorporating curved, flat or skillion elements will be assessed on their individual architectural merits by Council in consultation with the principal developer.

- .3 A skillion roof is permitted on a two storey dwelling provided the roof design includes the following elements:
- (i) The roof pitch is a minimum of 15 degrees;
 - (ii) A minimum of two roof planes are required i.e. One continuous roof plane across the entire width of the dwelling is not permitted. A separate portico or veranda roof will be considered as a separate roof plane;
 - (iii) Overhangs/eaves not less than 600mm (excluding gutters) are to be incorporated except where a zero lot line has been utilised; and
 - (iv) Articulation and variation of materials used for the external walls.
- .4 Where a skillion roof is proposed on a single storey dwelling, the roof design will be assessed on its individual architectural merit by Council in consultation with the principal developer. As a guide, the following elements should be considered:
- (i) The roof pitch is a minimum of 15 degrees and it must be demonstrated that the skillion roof has a similar ridge height to that which would be achieved with a 25 degree pitch roof;
 - (ii) A minimum of two roof planes are required i.e. One continuous roof plane across the entire width of the dwelling is not permitted. A separate portico or veranda roof will be considered as a separate roof plane;
 - (iii) Where two roof planes form a clerestory or similar, the height of this feature is to be in the order of 500mm;
 - (iv) Overhangs/eaves not less than 600mm (excluding gutters) are to be incorporated except where a zero lot line has been utilised; and
 - (v) Articulation and variation of materials used for the external walls.
- .5 Parapet walls are not permitted if a dwelling is required to be built to a side boundary.

3.4.3.5 Garages/Carports

- .1 The garage requirements for each lot are summarised in the below table. It is noted that additional provisions are included under Table 1 regarding parking and setback provisions

	Patio		Villa and Medium Density – Town Villa		Premium Villa and Medium Density – Town Premium Villa		Courtyard Premium Courtyard and Medium Density Premium Courtyard		Traditional Premium Traditional	
	1 storey	2 storey	1 storey	2 storey	1 storey	2 storey	1 storey	2 storey	1 storey	2 storey
Single Garage	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗
Double Garage	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓
Minimum Garage Setback	Single garage - minimum setback of 5.5 metres Double garage - minimum of 4 metres.								5.4m*	4.5m*

*two storey section must extend over no less than 50% of the garage

- .2 All garages and carports must:
- (i) Be set back a minimum one (1) metre from the front building line (the front building line is a line containing no less than 3.4 metres of the dwelling excluding unenclosed spaces) or where a two storey section extends over no less than 50% of the garage, the garage may be in line with second floor;
 - (ii) Occupy no more than 55% of the length of the frontage of single storey homes; and
 - (iii) Incorporating a tilt up, panel lift doors or single roller doors. Double roller doors will be considered on their architectural merit where they complement the design of the dwelling.
- .3 Triple garages are only permitted on two storey homes on lots with a minimum 20m frontage and must have:
- (i) One parking bay and door integrated within the front façade where a two storey section extends over no less than 100% of the width of this garage, the garage may be in line with second floor;
 - (ii) All other garage doors set back a minimum one (1) metre from the front building line (the front building line is a line containing no less than 3.4 metres of the dwelling excluding unenclosed spaces).

3.4.3.6 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, for example, block stone work may be incorporated into the base of buildings to relate to the stone detailing within various public elements within North Lakes. Other key character elements may include the use of timber detailing, earthy tones, heavy plinth bases and feature species planting;
- (iii) include the integrated use of elements such as timber, glass and tin;
- (iv) include corrugated pre-finished and coloured metal sheets; or clay, concrete or slate tiles, 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.

3.4.3.7 Private Open Space and Landscaping

- (i) The preferred location of the private open space locations within each lot are to have regard to the natural features of the lot, desirable northerly orientation, view opportunities and housing layout.
- (ii) Major private open space is to have a maximum gradient of 1 in 10.
- (iii) All private open space is to be designed to ensure useability, (e.g. entry courts and outdoor living areas) must demonstrate a clear relationship to the internal living area of the dwelling.

3.4.3.8 Boundary Fencing

- (i) 'Soft' enclosures and demarcations of the front property boundary, e.g. hedges, earth mounding and landscape planting, are encouraged. Where hedges are established to delineate a front boundary, gates may be incorporated, providing established and vigorous plantings are utilised for hedges.
- (ii) Front fencing is not permitted with the following exceptions:
 - (a) secondary street frontages on corner lots; or
 - (b) screening to front private courtyards.

- (iii) A wall or fence is required to enclose a front private courtyard must:
- (a) include side returns extending a minimum of one (1) metre behind the front building line of the dwelling;
 - (b) be a maximum of 1.8 metres high and be constructed of face brickwork or rendered and painted masonry piers;
 - (c) include infills of complementary masonry, coloured metal tube, painted or treated timber lattice or battens; and
 - (d) not exceed 50% of the lot width.
- (iv) Despite the clause above, where the lot is identified as a Medium Density – Terrace, Medium Density – Town Villa, Medium Density – Town Premium Villa or a Medium Density – Town Premium Courtyard the following additional elements are required to enclose a front private courtyard:
- (a) include side returns extending a minimum of one (1) metre behind the front building line of the dwelling;
 - (b) be a maximum of 1.8 metres high and constructed of face brickwork or rendered and painted masonry piers (minimum 400mm piers);
 - (c) include infills of coloured metal tube, painted or treated timber lattice or battens set at the rear of the fence piers with a minimum of 25% transparency;
 - (d) Fencing between building line and side boundary is to be set back 1 metre from the front boundary;
 - (e) include dense or feature landscaping planted within the 400mm strip between frontage and courtyard fence infills;
 - (f) provide a screen to the frontage of the nominated bin storage area set back a minimum of 1.0 metre, with dense or feature landscaping planted between the frontage and the bin storage; and
 - (g) not exceed 50% of the lot width.
- (v) Fencing on the secondary street frontage of corner blocks, unless it is an acoustic fence, must:
- (a) be a maximum of 1.8 metres high;
 - (b) not extend for greater than 50% of the length of the secondary street boundary if solid fencing (less than 25% transparent when viewed directly on) is proposed; and
 - (c) be constructed of:
 - Painted or treated timber palings with capping and feature posts;
 - Open style steel fencing coloured metal tube panels complemented by hardwood timber posts measuring 125mm x 125mm; or
 - a decorative fence (constructed either with or without a base.)

- (vi) Where zero lot line boundary is utilised, fencing is not permitted to be constructed along the boundary adjacent to this length of external wall (including when the 250mm tolerance is used).
- (vii) Solid pre coloured metal fencing is not permitted.
- (viii) All side and rear fencing must be:
 - (a) a maximum of 1.8 metres high;
 - (b) constructed of treated timber paling; and
 - (c) set back 1 metre behind the front wall of the dwelling.
- (ix) For the lots having a common boundary with a park, fencing along the common boundaries with the park is to be:
 - (a) a maximum of 1.8 metres high;
 - (b) constructed of face brickwork or rendered and painted masonry piers (either with or without masonry base) and/or hardwood timber posts;
 - (c) infills of coloured metal tube: and
 - (d) any side fence must match the style, height and finish of the fence front the park extending no less than 1 metre behind the adjacent wall of the dwelling.
- (x) Where the principal developer has constructed a fence, it must be maintained by the owner to the standard at which it was constructed.
- (xi) Vertical retaining walls must be no more than 1.5 metre above natural ground level. All earthworks greater than 1.5 metre in height must be stepped with a minimum 500mm landscape area between the walls. Retaining walls facing the street must be constructed from stone or masonry to match the dwelling. Timber retaining walls may be constructed along side boundaries and rear boundaries. Timber retaining walls may protrude forward of the front building line provided the wall tapers to meet the finished ground line at the front property boundary.
- (xii) An integrated front private courtyard fence and retaining wall is permitted, provided that the total height of the combined front fence and retaining wall does not exceed 1.8m in height. Alternatively, the front private courtyard fence must be setback a minimum of 1.0m from the top of the retaining wall and incorporated with landscaping to the street frontage.
- (xiii) A building or structure and any retaining wall on a lot is to be structurally independent of a building or structure or retaining wall on an adjoining lot.

3.4.3.9 Driveways

- i. One driveway is required for each lot, and must be completed prior to occupation of the dwelling.

- ii. Plain concrete driveways are not permitted (e.g. A plain concrete driveway with a border and/or motif only is not permitted).
- iii. Indicative Vehicular Access locations are shown on Sector Plan *Figure 5* for smaller lots, and certain traditional lots where special locational circumstances dictate the need for more specific access requirements and must be complied with unless otherwise approved. Other access point locations are acceptable where:
 - (a) the garage is not built to a zero lot line; or
 - (b) site specific issues warrant a different driveway location (e.g. as a response to land form, streetscape works or manoeuvrability requirements for vehicles).
- iv. All driveways must:
 - (a) be no wider than three (3) metres wide at the property boundary for a single garage or carport;
 - (b) be no wider than five (5) metres at the property boundary for a double width garage or carport; and
 - (c) allow for at least 500mm of landscaping between the driveway and the side property boundary.
- v. Driveways are to be paved for their full width (i.e. “car tracks” are not permitted).
- vi. The maximum grade for driveways is 1:5 except for lots which have a single garage, where additional carparking spaces are to be provided on the driveway, a maximum grade of 1:8 is required. All driveway grades from the property boundary (not the kerb) to the garage are to conform with the North Lakes standard drawings for residential driveway layout and construction. The profile of the section of driveway between the front property boundary and the kerb is to follow the Council approved grade.
- vii. If a footpath has been constructed in front of your property the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.
- viii. If a crossover is provided and not used then it must be removed and the verge and kerb must constructed at the owners cost, to Council’s standard.

3.4.3.10 Lots Fronting a Park

- i. Despite any other requirements for fencing in this document, fencing to a park frontage is permitted to be 1.2 metres high only unless provided by the principal developer.
- ii. The principal address and letterbox location for the lot will be facing the street frontage.

3.4.3.11 Planting Requirements and Landscape Structures

- .1 Landscaping of the front garden for lots with a front boundary of 14 metres or wider, or on corner blocks both the front and external side garden must include the following as a minimum at the time of planting:
 - (i) 3 plants, each at a minimum of 2 metres in height, and
 - (ii) 5 plants, each at a minimum of 1 metre in height, and
 - (iii) Garden beds mulched and edged, and
 - (iv) Turf to the remainder of the front garden area.
- .2 Landscaping of the front garden for lots with a front boundary less than 14 metres wide must include the following as a minimum at the time of planting:
 - (i) 1 plant, at a minimum of 2 metres in height, and
 - (ii) 5 plants, each at a minimum of 1 metre in height, and
 - (iii) Garden beds mulched and edged, and
 - (iv) Turf to the remainder of the front garden area.
- .3 Landscaping of the front garden for MD-V, MD-PTV and MD-TPC lots must include the following as a minimum at the time of planting:
 - (i) Dense or feature landscaping planted within the 400mm strip between frontage and courtyard fence infill panels.

3.4.3.12 Ancillary Structures

.1 *Landscaping*

The minimum landscaping requirements outlined above are to be retained and maintained to an acceptable standard.

.2 *Letter box*

The letterbox is to complement the dwelling.

.3 *Bin Storage*

A screened enclosure, suitable to accommodate 2 x 240L wheelie bins (no higher than 1.5m and no wider than 2m), shall be provided to the side of the dwelling (preferred) or forward of the main building line. Where forward of the main building line the enclosure shall be no closer than 1 metre to the front property boundary and suitably screened by landscaping between the enclosure and the boundary.

.4 *Sheds*

Sheds greater than 9 square metres in area are to meet the building setback requirements for all lot types. The design, appearance and materials of these sheds are to complement the appearance of the main dwelling by meeting the requirements for building materials and colours of a main dwelling (refer Clause 8.1.6). All rain water tanks greater than 9m² in area are to be located underground.

Unfinished metal sheds and rainwater tanks of any size are not permitted. Sheds and rainwater tanks of any sizes are to be suitably screened from the street, and park (i.e. located behind or to the side of the main dwelling, screened by landscaping and/or side fence returns, etc.).

.5 *Shade Sails*

Shade sails, with a combined area greater than 9m², are to meet building setback requirements for all lot types.

.6 *Pergola*

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 a building on an adjoining allotment.

.7 *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.

.8 *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.

.9 *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.

.10 *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.

.11 *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.

.12 *Unsightly Objects*

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

3.5 LANDSCAPING TO MASON & STAPLETON STREETS

3.5.1 Landscape/Townscape Concept

The landscape framework for the Sector is represented by the design principles shown indicatively on *Figure 6 – Sector Landscape Plan*.

3.5.2 Character

The landscape character of the Sector should reflect the through-route nature of the Mason Street and North Lakes Drive 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 across Endeavour Boulevard.

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 to create a sense of arrival.

3.5.3 Requirements

Landscaping in the Sector must:

- (i) correspond with the design principles illustrated on *Figure 6 – 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 Mason Street & Stapleton Street frontages of each lot within the Sector (this may include a retaining wall, provided the retaining wall is located centrally within the landscape buffer and is landscaped at the toe and top of the wall);
- (iv) be designed to complement and integrate with the landscaping and design character of adjoining Sectors and Precincts;
- (v) 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. 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;

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.

3.5.4 Fencing – Specific Mason Street Requirements

- (i) The Mason Street fence is to be:
 - (a) a maximum of 1.8 metres high (unless screened by vegetation of equal or greater height, as per Annex B of the information response dated 25/06/2010); and
 - (b) Unless consistent with timber acoustic fences in other sectors, 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; and
 - (c) Solid pre-coloured metal fencing is not permitted.

3.5.5 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.

3.6 SIGNAGE

Signage in the Sector must:

- (i) with respect to signage that identifies development within the Sector and associated development, be generally integrated with any frontage walls, entry statements or entry structures, if provided. This signage may be located along the frontage to the Mason Street.

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 C – Proposed Metes and Bounds Description* the total area of the Sector is 3.9 hectares.

The indicative area and frontage width of the allotment within the Sector is shown on *Figure 4 - Proposed Plan of Subdivision*.

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

Where a lot straddles the common boundary of this sector with other sectors or areas outside the DCP, the provisions of the planning instrument covering the greatest area of that lot shall be applied to the whole lot.

6.0 Infrastructure Obligations of the Principal Developer

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

All roadworks required by the MHIA and where applicable, the Mango Hill Agreement – Main Roads (MHIA – MR), associated with this sector have been completed. (refer to *Figure 8 – Road Layout*).

- (i) (refer to *Figure 8 – 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 9 – 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 10 – 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:

- Three public parks of:
 - 3,264m² (Lot 900);
 - 1,181 m² (Lot 903); and
 - 1,688 m² (Lot 901).

It is acknowledged that smaller park sizes and non standard configurations may be employed within the residential areas reflective of the town centre character of this location.

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 2011.

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 39 ETs;

For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this Sector is 151 EPs 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 'N' PRECINCT)
FOR TOWN CENTRE FRAME 'N' SECTOR ONE**

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) COLUMN A	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions) COLUMN B	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development) COLUMN C	Purposes for which premises may not be erected or used (Prohibited Development) COLUMN D
Self Assessable	Code Assessable	Impact Assessable Development	
Caretaker's residence Local utilities Park	Detached Dwelling	Any other Use not listed in Column A, B or D	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 >1,500m ² GLA Showground Simulated conflict Stable Stock sales yard Transport terminal Transportable home village Turf farming

APPENDIX B

PLANT LIST

*Appendix B: Indicative Plant Schedule -
Town Centre Frame "N" 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 cunninghamiana</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 Frangipanii
<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 "N" – 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 "N" – 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 hederacae	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

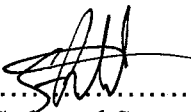
PROPOSED METES AND BOUNDS DESCRIPTION OF THE SECTOR

METES & BOUNDS
TOWN CENTRE FRAME 'N' PRECINCT
TOWN CENTRE FRAME 'N' SECTOR ONE

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
EASTING -501006.499 METRES, NORTHING -6987106.855 METRES, THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 220°41'10"
FOR A DISTANCE OF 47.854 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 308°56'50"
FOR A DISTANCE OF 30.014 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 220°41'10"
FOR A DISTANCE OF 149.27 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 227°0'
FOR A DISTANCE OF 11.246 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 262°0'
FOR A DISTANCE OF 28.492 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 309°52'
FOR A DISTANCE OF 2.194 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 219°30'
FOR A DISTANCE OF 23.822 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 352°30'
FOR A DISTANCE OF 4.91 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 313°41'
FOR A DISTANCE OF 7.454 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 309°52'
FOR A DISTANCE OF 25.222 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 98°43'45"
FOR A DISTANCE OF 6.993 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 8°41'05"
FOR A DISTANCE OF 369.128 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 150°0'
FOR A DISTANCE OF 113.445 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 140°01'10"
FOR A DISTANCE OF 172.983 METRES (MORE OR LESS),
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
3.906 HECTARES (MORE OR LESS).

We, Conics (Brisbane) Pty Ltd A.C.N. 010 370 448 hereby certify that the Metes and Bounds description contained herein has been prepared by the company and the AMG connection used for the commencement point has been determined by field survey.


.....
Cadastral Surveyor/
Authorised Delegate

6/10/09
.....
Date