MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 050- 1000

for

Southern District Playing Fields Sector

Major Community Facilities and Major Open Space 'E' Precinct – Sector One

North Lakes Development

Minor Amendment

31 January 2013

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1.0 Introduction

1.1 The Mango Hill Infrastructure Development Control Plan (DCP) provides for the creation of a sector within a precinct. The area of the sector may be chosen by the principal developer. The principal developer must then prepare a sector plan and lodge it with Council for approval in accordance with the relevant provisions of the DCP.

1.2 A sector plan is the final plan in the plan making process. Its purpose is to provide the code of development for the land in the sector. It will form the basis for assessment of development applications.

1.3 To the extent this sector plan provides development requirements which are inconsistent with those in the planning scheme, local laws, policies and codes, the requirements in this sector plan prevail as provided by clause 1.11 of the DCP.

1.4 To the extent this sector plan does not provide development requirements, then the provisions of the planning scheme relevant to the particular form of development will apply as also provided by clause 1.11 of the DCP.

1.5 The principal developer has created a sector to be known for planning purposes as *Major Community Facilities and Major Open Space 'E' Sector One*. This document constitutes the Sector Plan for Major Community Facilities and Major Open Space 'E' Sector One.

1.6 The location of the sector within the DCP is shown on ***Figure 1***.

1.7 The Major Community Facilities and Major Open Space Precinct Plan (No. 050) outlines the intent and performance criteria to be complied with in the development of the sector. This sector plan outlines acceptable solutions which, if satisfied by development, will in turn achieve the requirements of the precinct plan.

2.0 Sector Plan Context

2.1 This sector comprises the Major Community Facilities and Major Open Space 'E' Precinct. The sector is located in the south-eastern part of the DCP area. The sector is bound by the North-South Arterial Road to the north, Anzac Avenue to the east, North Lakes State College and *Precinct 009 Major Community Facilities 'A' Precinct* to the south and Memorial Drive and Discovery Drive to the west. The location of the sector within the precinct is shown on ***Figure 3***. The area of the sector is 19.093ha.

2.2 While the sector predominantly comprises the Major Community Facilities land use element, it also includes Major Open Space land use elements. ***Figure 4*** shows the final boundaries of the Major Community Facilities and Major Open Space land use element relative to this sector. The Proposed Metes and Bounds Description of the sector is provided in Annexure A.

3.0 General Desired Environmental Outcomes

3.1 General

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

DCP, Cl.8.1.1:

"(a) To encourage the provision of an appropriate range of community facilities in convenient locations and in step with residents' needs, integrated with the overall development of the DCP area

(b) To maximise the use and community benefits of community facilities through the provision of multi-purpose premises, the co-location of uses and establishing high levels of accessibility".

DCP, Cl.9.1.1:

"(a) To provide a comprehensive and integrated system of open space fulfilling aesthetic, recreation, conservation, transportation and environmental management functions for the DCP area".

3.2 Specific

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

DCP, Cl. 8.1.2

(a) To integrate community facilities with the public transport system, the road network and the open space network.

(b) To ensure, within the context of a growing population and changing demography, that an appropriate range of community facilities and services are provided within convenient reach of, and which remain highly accessible to residents of, the DCP area and nearby urban areas.

(c) To ensure that capital and physical resources are utilised effectively and efficiently in meeting the needs for community facilities.

(d) To co-ordinate the planning and development of integrated community facilities, drawing upon the benefits of co-location and multiple use of shared facilities.

(e) To maximise the potential for social interaction within community facilities areas.

DCP, CL 9.1.2:

(a) To integrate the open space system, as a key structural element, with other elements of the DCP area such as the transport network and the community facilities network.

(b) To provide landscaped buffers between incompatible uses within and bordering the DCP area.

(c) To provide visual relief and aesthetic amenity to the urban landscape as part of the integrated approach to planning, design and development of the DCP area.

(d) To provide for a wide range of satisfying, structured and unstructured recreation opportunities for residents.

(e) To ensure that, through integrated planning and good design, recreation opportunities offered in the open space system will be rewarding and can be pursued safely by the public.

(f) To conserve and protect land of local and wider conservation value within the open space system for the enjoyment of present and future generations.

(g) To integrate pedestrian and bicycle modes of transport within the open space system, linking urban residential areas with local community facilities, major community facilities, the MIBA and the town centre.

(h) To use the open space system as an effective means for maintaining high levels of environmental quality through water management, habitat protection, wildlife corridors and acoustic buffering.

(i) To provide a village park as a focus for each residential village.

4.0 Planning Intent

4.1 Clause 8.2 of the DCP provides an outline of the planning intent for the Major Community Facilities Area and Clause 9.2 and 9.2.5 provides an outline of the planning intent for the Open Space Area. Both relate to the provision and integration of a diverse range of community facilities, recreation and sporting facilities and other types of open space with convenient vehicular and pedestrian access. This Sector is to provide playing fields and community facilities to service the open space and recreational needs at the district level. The intent is summarised as follows:

"To provide a range of community services for the growing population of the DCP area with community facilities provided in:

(a) the designated major community facilities area which will fulfil a regional function or serve a population part of which will reside beyond the DCP area."

"It is intended that a full range of open space opportunities will be conveniently available to the community as it develops."

"Sporting Fields generally are to be provided in a number of major clusters, including one in the northern part of the DCP area and one in the southern part. The sporting fields are generally intended to be linked with the community facilities in order to achieve the benefits of collocation and multiple uses. The linear park system will provide pathways linking to the district playing fields." This precinct will provide the southern component of the desired district playing field network.

"The amenity of surrounding residential areas is to be protected by the design and development of the district playing fields."

"Sporting fields may also provide a hydraulic mitigation function for major flood events."

5.0 Development and Landscape Concept

5.1 Development Concept

The sector is envisaged to be developed as a high quality community and open space area consisting of an integrated sporting and recreational complex, sporting fields, a multi purpose indoor and outdoor recreation facility and park to cater for a diverse range of sporting and recreation activities. The open space element will provide for park, informal or passive outdoor recreation activities in a landscaped setting. The existing wetland and established vegetation areas are to be retained where the necessary hydraulic design permits and revegetated where needed.

Figure 4, Sector Plan Map, allows for a development concept comprising major open space and community facilities to the west of Anzac Avenue, serving North Lakes residents' needs and a population residing beyond the DCP area. The provision of these open space and community facilities will be closely coordinated with other development, in the manner envisaged for the overall North Lakes project in Section 8 and 9 of the DCP.

The areas and locations of the various land uses, roadways, intersections, open space and the like are indicative only and subject to variation following detailed subdivision and engineering design. Consistent with the DCP, it is important that flexibility be maintained for future planning which needs to be responsive to changing requirements of the community and the market-place.

5.1.1 Planning Context

The sector's location, adjacent to education facilities (Major Community Facilities on Structure Plan), the Town Centre Frame, major roads and the linear park (Major Open Space on the Structure Plan), as well as its proximity and visibility from Urban Residential areas, have strongly influenced the design concept. Key principles to consider in the wider development context of the sector are outlined below:

5.1.1 The *Major Community Facilities and Major Open Space "E" Sector* is set within the wider context of the southern part of the DCP area comprising Town Centre Core and Frame and Urban Residential area. In combination with the Open Space Area the Local and Major Community Facilities Areas form a recognisable precinct between Anzac Avenue and the North/South Arterial Road. The open space system provides an integrated network of linear park, waterways, water bodies used for environmental and water quality and quantity management measures, landscaped areas, buffer areas, pedestrian and bicycle pathways and other open space and recreational areas.

5.1.2 The proximity of the sector to the Town Centre Core and Frame and Urban Residential land use elements, together with the sectors location adjacent to education facilities (to the north and south) provides convenient vehicular and pedestrian access to a diverse range of community services and facilities and other types of open space.

5.1.3 The major entry roads of North-South Arterial Road and Anzac Avenue have been positioned to create a strong urban design axis with views to the precinct. It will also provide a strong development corridor linking this precinct south along Anzac Avenue and north to existing and future residential villages. Memorial Drive provides an important connection from the precinct via the major entry roads of Discovery Drive, North-South Arterial Road and Anzac Avenue to the northern residential areas of the DCP, Mango Hill Village and the wider established and emerging residential areas in the locality. The context of the sector facilitates both the local and regional function of community, sporting and recreation, and open space facilities.

5.1.4 The sector and adjacent community facilities (educational establishment) provides a diverse and comprehensive range of community services and facilities, recreation and sporting facilities and other types of open space conveniently accessible to the local and regional community.

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

5.1.6 The Sector Plan Map shows the key parameters for development within the sector, as a framework for the implementation of the development requirements and guidelines contained in this sector plan (refer ***Figure 4***).

5.2 Landscape Concept

As part of the overall landscape strategy for the sector, the site planning of the future uses will need to be responsive to the existing Master Plan endorsed by Council.

The Master Plan provides for a range of community facilities that will service the needs of North Lakes and the wider region. The facilities include an integrated sporting and recreation complex comprising sporting fields, multi purpose facilities, indoor and outdoor recreation, night lighting, young peoples facilities, skate facilities, club house, ancillary car park, park, kiosks, public toilets, and other buildings, structures, surfaces or equipment associated with organised sporting or recreation activities, such as spectator stands or pavilions, sports nets or fences, playgrounds, cricket pitches or practice nets, courts, practice areas, and the like.

The landscape concept will include waterways, water bodies used for environmental and water quality management measures, landscaped areas, buffer area, park and similar open space areas. This area will provide opportunities for pedestrians and bicycle pathways, picnic and bbq areas, seating and viewing areas, shelters, and other informal or passive outdoor activities and with minimal impact upon the environmental amenity or general purpose of the area.

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

Hard landscape elements are to meet the requirements for specific functions established by the topography, soft landscape, outdoor recreation facilities and community facility buildings. The selection of materials and design of hardscape items should be influenced by the intended natural character of the adjacent community facilities, and based upon practicality, durability and safety considerations. A strong relationship should be established between the built forms and the hard landscape elements through a

consistent use of complementary materials, which preferably reflect the DCP area's natural features, textures and colours.

Both hard and soft landscape elements will permit the casual surveillance of activities and areas both within and outside of the open space and community facilities for crime prevention and safety reasons. Planting will be carefully located to optimise opportunities for casual surveillance within the Sector.

The Sector Landscape Plan provides the basic framework for the landscape design of the sector (refer ***Figure 5***). Landscaped areas surrounding the multi-purpose community facility buildings is to be provided in that it will enhance the amenity of the building bulk and provide screening of the facility and shade seating and other uses.

6.0 Land Use Rights

6.1 Clause 2.4.9 of the DCP requires the final specification of land use rights for land in a sector to be chosen from the supplementary table of development in the DCP for the particular land use element. If a purpose set out in column B of the supplementary table of development is not nominated for land in the sector, then that purpose thereafter for that land becomes permissible development (column C).

6.2 Land within the sector may be used for the purposes specified in column A of the supplementary table of development for the Major Community Facilities and Major Open Space land use element, which are the key elements of this Sector Plan.

6.3 The following purposes in column B of the supplementary table of development for the Major Community Facilities and Major Open Space land use element are nominated for the land in this sector:

- Indoor Recreation
- Outdoor Recreation
- Community Premises
- Public Utilities
- Communication Station (where collocated on light poles)

The other purposes set out in column B of the supplementary tables of development for the Major Community Facilities and Major Open Space elements are permissible purposes for land in this sector (ie. they become column C purpose).

7.0 Development Requirements

7.1 Introduction

Clause 2.4.2 of the DCP requires a sector plan to specify development requirements for land in the sector. Clause 1.11 of the DCP provides that to the extent a sector plan does not provide these provisions, then the provisions of the planning scheme relevant to the particular form of development will prevail.

7.2 General Requirements For All Development

The requirements for development specified in the planning scheme apply to development in this sector, except where inconsistent with requirements specified in clause 7.3 or the design and siting guidelines in Section 8 or where relaxations are granted in accordance with Section 11 of this sector plan.

For the purposes of this clause, where relevant, references in the planning scheme to a zone are to be taken as a reference to the Special Development Zone.

7.3 Specific Requirements

7.3.1 Subdivision Requirements

Subdivision shall be in accordance with ***Figure 6 – Indicative Plan of Subdivision.***

Easements for services and/or public utilities may be provided over the lots within the Sector and may be determined prior to the issuing of a Development Permit for Reconfiguration of a Lot.

7.3.2 Vehicular and Pedestrian Access

.1 Vehicular ingress and egress from public roads is limited to the Indicative Vehicular Access Locations shown on the Sector Plan Map (Figure 4).

.2 The layout and design of the sector must minimise potential conflicts within the sector between the car parking areas, bus stops, pick-up and set-down areas and pedestrian access.

.3 An existing car parking area is located within the road reserve, adjacent to the southern boundary of the sector and will support its operation. A future car parking area is envisaged at this time to be located along the playing field access road, or a similar suitable location within close proximity to support the functionality of the facilities ultimately developed. The existing or future car park area is also to provide appropriate set down areas for taxi and coach Services.

.4 The integration of the sector development within the wider community must be achieved by providing good connections to the open space system and the road and public transport network.

.5 Provision of coach and taxi facilities on site should be designed in accordance with:

- AS2890.1 - Off-street car parking
- AS2890.5 - On-street parking

.6 Disability Standards for Accessible Public Transport 2002 – subsection 31 (1) of *Disability Discrimination Act 1992Manual of Uniform Traffic Control Devices*Provision of secure cycle and parking facilities (end of trip facilities) for employees and visitors to the club.

.7 Provision for pedestrian and cycle movements across the sector must be considered in the detailed site planning. The location of bicycle parking areas and internal cycle and pedestrian routes and how they access the external road system is to have regard to the safety considerations of potential conflicts between motor vehicles, bicycles and pedestrians on the external road system.

.8 Any vehicular access to Sector Plan 050-1000 must not compromise Anzac Avenue. Direct access to Anzac Avenue will not be permitted. All access is to be via the local road network via Memorial Drive as per Sector Plan 050-1000 Map Figure 4 to ensure no queuing onto Anzac Avenue. The Department of Transport and Main Roads should be advised if there are potential traffic issues that may cause safety and/or efficiency issues to the state-controlled road network.

7.3.3 Building Site Coverage and Location

.1 The location and extent of the buildings within the Generalised Building Area must respect the overall intent and character of development within the Major Community Facilities 'E' Precinct and complement the adjacent Educational Precinct and Open Space Precincts. Appropriate allowances are to be made for landscape, pedestrian and car parking areas.

7.3.4 Building Height and Form

.1 The maximum building height is 10 metre.

.2 Facades of the buildings must be designed so that when viewed from the road frontages, frontage car parks and linear park frontages, they:

(i) are visually interesting and accentuate entries and separate use areas;

(ii) provide relief elements to the building mass and achieve attractive facades by use of such building techniques as banding in surfaces, recessed and stepped walls, entry structures, pergolas, glass panels and the like; and

(iii) provide built forms which incorporate a predominantly horizontal emphasis, with limited use of vertical elements integrated into the design as special features.

.3 The maximum height for Communication Facilities is 10 metres above ground level, or 30 metres where collocated on a light pole.

7.3.5 Lighting and Glare Management

.1 Any future sporting field lighting must be installed in accordance with the relevant Australian Standard.

.2 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.

.3 All lighting other than public lighting (e.g. road lighting) and security lighting is to comply with AS4282-1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm - 6am, unless otherwise varied by Council.

.4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth and, conversely, not become obscured as the landscape matures.

.5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

.6 Lighting must provide the level of illumination necessary for safe vehicular and pedestrian movement through the sector.

7.3.6 Stormwater Management

.1 Development within the sector must comply with the provisions of the MHIA, Council's Design Manual, the Stormwater Management Plan for Tributary C as approved by Council and the Environmental Protection Policy (Water). The provisions of this stormwater management plan override Clause 45 (a) of the planning scheme.

.2 Stormwater management works so far as they relate to the sector are to be provided.

.3 Any development with the sector must not adversely affect stormwater

flows through that part of the sector which is below a level of 0.5 metres above the level of a 100 year average recurrence interval flood event as determined by the approved Stormwater Management Plan for Tributary C or any variation thereof approved by Council. All works proposed within these areas, including fencing, must be submitted to Council for approval as part of the Development Application stage.

8.0 Design and Siting Guidelines

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

8.1 Buildings and Structures

8.1.1 Design Theme

.1 The buildings, park structures and other architectural elements must:-

(i) achieve a site design which provides a sense of identity for the district playing fields; and

(ii) establish a harmonious, high quality and coherent overall built environment to create a distinctive architectural theme within the natural parkland setting.

.2 In particular, the design of parkland buildings (if developed) must:-

(i) address any park frontages, including the use of architectural and landscape treatments which contribute to the creation of active pedestrian frontages;

(ii) incorporate open framed construction elements creating an architecture which softens the visual impact of buildings in the park; and

(iii) utilise a variety of architectural components beyond the main building facade, such as terraces, decks, pergolas, entry porticos, retaining walls and stairs, to create an area of transition between the building proper and adjacent landscaped open spaces.

8.1.2 Building Materials, Types, Colours and Quality

.1 Natural and visually recessive materials, such as painted or natural timbers, clay tiles and pavers, terracotta, natural sandstone, split faced masonry, exposed aggregate concrete and masonry walls rendered and coloured to be visually recessive, are the preferred materials for buildings and structures. Limited use of other materials for practical reasons or to provide contrasting effects is acceptable. Promotional and other display advertising features are not considered to be building materials for the purposes of this sector plan.

.2 Consistent with the preferred materials range, natural and recessive colours which are sympathetic to the textures of the landscape are the preferred major roof colours. Major wall colours may incorporate a broader palette of colours including light colours. Brighter colour accents are permitted for minor detail elements such as tower elements, window and door frames, columns, handrails and ornamental features, primarily to provide increased visual interest and variety, and to enhance the architectural qualities of the development.

.3 The major materials and colours selected for any building development in this sector must not be highly reflective.

.4 All materials must be clean and free from defects, except where recycled materials or natural materials with roughened surfaces form an integral part of the design strategy.

8.1.3 Plant and Equipment

Plant and equipment must comply with the following requirements:-

.1 All air conditioning/ventilation plant and other equipment located on the roof or located externally around any buildings must be treated as an integral part of the building form and screened from view from external roads and the surrounding parklands by metal fences or louvre panels coloured to match the roof (if on the roof) or otherwise to match with surrounding materials.

.2 If located externally around the building it must be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Council.

8.1.4 Building Design for Climate

.1 Any buildings and structures within the park must incorporate appropriate responses to the South-East Queensland climate. This may include the use of decks, pergolas, overhangs, screens, shade structures and semi-enclosed outdoor spaces, to allow enjoyment of the outdoors while also providing relief from the sun, wind and rain.

.2 Suitable landscape elements must be incorporated to enhance the building designs response to the climate by providing further sun protection and to minimise the impact of strong winds.

8.2 Landscaping

8.2.1 Design Strategy

.1 Landscaping is an integral part of the total design of the DCP area and the landscape in this sector must be consistent with the landscape design strategy shown on the Sector Landscape Plan.

.2 Landscaping within the sector must:

(i) unify the sector through planting type, texture, colour and hard landscaping elements;

(ii) be in scale with the buildings and outdoor spaces and mitigate the visual impact of buildings and structures on the parklands;

(iii) create a comfortable and attractive environment;

(iv) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area;

(v) ensure predominantly low maintenance, natural planting effects and open space areas;

(vi) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting;

(vii) address the landscaping of the various areas as shown on the Sector Landscape Plan in accordance with the requirements of this sub-section; and

(viii) ensure that plant species are chosen which are compatible aesthetically and ecologically with each of the other species chosen for the various areas.

(ix) permit casual, two-way surveillance from external and internal vantage points to promote public safety and crime prevention.

(x) incorporate native species to reflect the original natural setting of the DCP area. This planning strategy for the precinct and adjacent roads will establish a landscape framework which provides an attractive setting for the built form in terms of visual integration and reinforces a landscaped environment for residents and visitors. Exotic and flowering species may however be used primarily for special colour accents at significant entry points or as a feature planting within parks.

8.2.2 Internal Landscape

The sector must be landscaped in accordance with the design principles shown on the Sector Landscape Plan (refer Figure 6). Landscape areas must be planted in accordance with the following requirements:

.1 *Pedestrian Entry Points*

Major pedestrian entry points are to be clearly identifiable utilising elements such as signage, gateway structures, bollards, hard landscape treatments and typically formal or semi-formal planting strategies.

.2 *Landscape Areas*

Planting is to be grouped so as to create a succession of trees, shrubs and grassland spaces as people move through the sector. Signage opportunities are to be provided at regular intervals so that people can orient themselves.

8.2.3 Landscaping and Planting Plan

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

8.2.4 Hard Landscape Elements

.1 *Surface Materials*

(i) Surface treatments are to be reflective of user type, activity and location. Furthermore, the selection of surface materials must complement the setting. The selection of any surface material is to be based upon safety, durability, cost effectiveness, locational and visual impact considerations.

(ii) Where practicable, preference is to be given to materials which have compatible finishes and textures to proposed native planting within the open space system of the development.

.2 *Fences and Walls*

(i) A range of free standing or retaining walls may be used to establish hard, vertical planes for a number of functions within the landscape, including to manipulate the groundform, define spaces, separate functions, modify micro-climate and provide visual and sitting elements.

(ii) Wall materials which complement the intended natural character of the parklands, such as split face masonry block, natural stone facing, boulders, rendered masonry and timber, are appropriate.

.3 *Park Lighting of playing fields for outdoor recreation*

(i) Any future sporting field lighting must be constructed in accordance with AS4282.1997 *Control of the Obtrusive Effects of Outdoor Lighting* or the applicable standard at time of construction.

(ii) Lighting effects are to be designed and sited to achieve a range of desirable effects. This should include:

(a) practical pathway and public area lighting for amenity and safety purposes;

(b) the illumination of landscape and built form elements for aesthetic purposes;

(c) special effects lighting for the enhancement of the night-time atmosphere, e.g. to provide a sense of warmth, variety and visual interest; and

(d) the finish of lighting poles and fittings should be black powder coated, similarly for sign poles.

(iii) Permanent lighting effects must not cause unreasonable nuisance to adjacent residents.

.4 *Outdoor Fittings and Furniture*

(i) The selection and implementation of site furnishing is to contribute to a unifying theme of site development.

(ii) In general, robust items are to be utilised in public spaces such as picnic areas and semi-enclosed shelters. The form, material and colour selection of these items is to be primarily influenced by the natural character of the open space system which will extend into the residential villages.

(iii) Selection of materials and the design of items must be based upon practicality and durability, with relatively low maintenance demand.

.5 *Above Grade Utilities*

Above grade utilities, including transformers, electrical and water boxes and meter boxes, must be integrated into the landscape design or screened from adjoining streets, footpaths and building development by landscaping or screen fencing.

8.2.5 Planting Design and Maintenance

.1 *Planting Design and Layout*

(i) In overall terms, the planting design for the sector is to reinforce the distinctive character of the community, re-establish landscaped corridors and create pre-determined effects. This may also be aesthetic in its function or to create a mood, provide transitional space, frame and screen views or draw attention to areas such as the wetlands. The form, texture and colour of planting is to be widely used to create interest and contrast. In terms of functional effects, planting is to also be utilised to create enclosure and assist in microclimate and environmental management.

(ii) Buildings, landscape structures and planting qualities are to be planned to provide compatibility in form and scale. This will greatly assist appreciation of the context, setting and function of the various component areas of the park development. The sensitive combination of vertical and horizontal elements, light and shade, colour and texture will ensure that the landscape and architectural aspects of the development create a cohesive and harmonious environment.

.2 *Forward Planting*

In the peripheral areas of the sector beyond the initial stage, forward planting is to be utilised to establish a landscape framework. In this way, appropriate species can be utilised in context with future land uses. This technique has distinct advantages, particularly as planting may be established in future stages of the sector to provide a manageable landscape which can mitigate adjacent development impacts. Furthermore, future planting resources will be provided in a cost-effective manner and these resources can be monitored and amendments made to plant selection, management and maintenance techniques, where appropriate.

.3 *Planting Selection and Integration*

(i) Selection from a wide range of planting will be appropriate depending upon the particular characteristics and site conditions of each part of the sector and the need to express special interest features related to the building and landscape design and the various parkland functions (refer Annexure B). In particular, the edge planting treatments at the urban residential interfaces are to achieve softening of the built form and integration of development frontages, esplanade road and the park. Planting effects generally are to be practical, aesthetically appealing and ecologically suitable. To this end, the predominant use of native plant species is preferred.

.4 *Implementation*

(i) The more intensive plant establishment measures, such as temporary protective fencing, imported topsoil and irrigation, will generally be limited to those areas of high importance and visual significance.

(ii) Ripline planting and direct seeding may be used to re-establish vegetation cover on a broad scale.

(iii) Hydromulching/hydroseeding with suitable grass and native tree, shrub and groundcover seed mixes may be utilised on slopes with batter areas which require regeneration and protective plant stabilisation.

(iv) In general, plant loss may be compensated by overplanting and allowing natural selection to cull plant density and layout. This method of mass planting will be effective in areas of future development, for establishment of wildlife corridors and habitats, or any other area where more detailed effects are not required.

.5 *Maintenance and Management*

(i) Management and maintenance practices are to be durable with due consideration being given to simplicity and speed of maintenance requirements and the aesthetics and practicality of the end result. Maintenance measures are to be in accordance with the relevant provisions of the Infrastructure Agreement and approved maintenance schedules.

(ii) Within and adjacent to areas of existing vegetation, maintenance and management practices must include the careful monitoring of development activities, especially clearing of areas of remnant vegetation and earthworks, to ensure the implementation of actions that are preventative as well as restorative.

(iii) Landscape works which require a high degree of attention to maintain appearance must only be utilised where cost and setting warrant as well as to attain a certain standard of community benefit. In general, however, the preference is for low maintenance, natural landscapes, evocative of the natural qualities of the region.

8.3 Signage and Artworks

8.3.1 Signage within the sector must provide:

visible and legible signs;

.2 an uncluttered parkland environment;

.3 professional and co-ordinated graphics for the identification of different uses within the sector; and

.4 signs compatible with their surroundings.

8.3.2 The location, form, scale, materials and colour selection of signage must be in keeping with the parkland architecture and open space setting, and must not dominate the urban landscape at ground level.

8.3.3 Signs must be only for providing direction or information, or identifying component areas and intended uses.

8.3.4 A hierarchy in signage, size, materials and placement is to be utilised to ensure uniformity in style and character. The preferred materials are to be natural in selection and colour. Maintenance requirements are to be carefully considered as durability will be a major cost consideration.

8.3.5 Signage must not extend above the walls or roof fascia lines of buildings within the park, and no signs are permitted on the roof of the building or on the roof surface.

8.3.6 Signage must be designed to prevent confusion to visitors or users of facilities within the sector.

8.3.7 All forms of signage other than those permitted by this sector plan are not permitted, except where temporary signs are required for marketing and promotional purposes and other community events. Any temporary signs are to be compatible with their surrounds and must not create confusion or obstructions for visitors to the district playing fields.

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

8.3.9 Any proposed advertising sign or device that is visible from Anzac Avenue must be designed, constructed and there after maintained in accordance with the department's Roadside Advertising Guide (RAG).

8.4 Signage Guidelines

8.4.1 Signage guidelines are included at ***Appendix D – Town Centre Signage Guidelines***. The Signage Guidelines are to be taken into consideration, along with other relevant issues, when considering matters regarding signs and architectural graphics of all kinds. They are not to be interpreted as giving rights to any number or types of signage,

8.4.2 A Coordinated Signage Plan is to be submitted to Council and DTMR (where visible from Anzac Avenue) with any development application for Material Change of Use within this Sector. The Coordinated Signage Plan must distinguish between artworks/murals, on-site business advertising, animated signage, and "third party" advertising in terms of sign dimension, location, illumination and animation on the face of the sign.

9.0 Infrastructure Obligations of the Principal Developer

9.1 Infrastructure to be Provided

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

9.1.1 Roads

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

The construction of the abovementioned infrastructure to the final standard is to be undertaken in accordance with the staging and timing outlined in the MHIA. The initial standard of construction referred to above will be undertaken to suit the rate of development of the sector. Where initial construction is not stated, the road is to be constructed to the standard described above to suit the rate of development of the sector.

9.1.2 Water

Construct internal reticulation systems to appropriately service the identified use areas in the sector.

9.1.3 Sewerage

Unless already provided, construct all internal sewerage systems to appropriately service the identified use areas in the sector.

9.1.4 Park

In accordance with *Figure 4 – Sector Plan Map*, park area is provided in the Sector to provide both passive and active recreational space. The principle developer and Council shall undertake Park Enhancement Works as agreed and in accordance with the MHIA.

9.1.5 Stormwater

The principal developer and Council must comply with the provisions of the Stormwater Management Plan for Tributary C as approved by Council and construct stormwater management works so far as they relate to this sector. The provisions of the Stormwater Management Plan override Clause 45(a) of the planning scheme.

Stormwater management works so far as they relate to the sector are to be provided in accordance with the MHIA, Council's Design Manual and the Stormwater Management Plan for Tributary C, including the construction of all drainage and landscaping works in Tributary C between the sector shown in Figure 6.

In addition, the principal developer must construct stormwater drainage systems and stormwater management systems as required by the MHIA and the Environmental Protection (Water) Policy.

9.1.6 Electricity Supply and Lighting

.1 Provide underground electricity distribution to a limited number of areas within the sector to Energex (or another appropriate supplier of electricity) and Council standards;

.2 Provide high voltage electricity services to service a limited number of areas in the sector to Energex (or another appropriate supplier of electricity) and Council standards.

9.2 Infrastructure Affected by Development

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

.1 roads external to the DCP area and the sector;

.2 water supply infrastructure;

.3 sewerage infrastructure;

.4 stormwater; and

.5 electricity supply.

The infrastructure described in clause 9.1, together with the obligations of the principal developer under the MHIA, is required to mitigate the adverse affects on such infrastructure.

9.4 How the Required Infrastructure relates to the Infrastructure Agreement

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

9.5 Program for Infrastructure Provisions

The principal developer and Council will provide all the infrastructure referred to in clause 9.1 at times to satisfy the requirements of the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the sector. The staging of the roadworks, where approved by Council, will be as described in clause 9.1.1 and the MHIA.

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

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

9.6 Water and Sewerage Demands

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

9.6.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this precinct is 4.8ETs, based on an indoor recreation conversion factor for a 2,500m² multi purpose facility and 1,000m² Club House; and

9.6.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this precinct is 9.6EPs, based on an indoor recreation conversion factor for a 2,500m² multi purpose facility and 1,000m² Club House.

10.0 Relaxation Power

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

.1 is minor in nature;

.2 is unlikely to unduly affect the amenity of adjoining properties having due regard to the character of the area and the nature of land use in the vicinity;

.3 is unlikely to place additional demands of any significance on infrastructure;

.4 is unlikely to give rise to any additional traffic hazard or parking requirement; and

.5 is in accordance with the relevant intent and performance criteria contained in the precinct plan.

11.0 Definitions

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

ANNEXURE A

PROPOSED METES AND BOUNDS DESCRIPTION OF THE SECTOR

METES & BOUNDS
TOWN CENTRE FRAME MAJOR COMMUNITY FACILITIES 'E' PRECINCT
TOWN CENTRE FRAME MAJOR COMMUNITY FACILITIES 'E' SECTOR ONE

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES

EASTING –502180.540 METRES, NORTHING –6987097.496 METRES, THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 332°0'

FOR A DISTANCE OF 10.78 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 324°0'

FOR A DISTANCE OF 237.69 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 328°30'

FOR A DISTANCE OF 15.692 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 339°0'

FOR A DISTANCE OF 20.906 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 351°0'

FOR A DISTANCE OF 20.905 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 3°0'

FOR A DISTANCE OF 8 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 138°0'

FOR A DISTANCE OF 6.028 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 92°0'

FOR A DISTANCE OF 56.575 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 54°0'

FOR A DISTANCE OF 41.754 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 144°0'

FOR A DISTANCE OF 65.794 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 98°29'45"

FOR A DISTANCE OF 72.67 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 53°29'45"

FOR A DISTANCE OF 176.106 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 52°17'45"

FOR A DISTANCE OF 38.981 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 28°0'

FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 41°10'

FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 47°20'40"

FOR A DISTANCE OF 200.643 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 56°0'

FOR A DISTANCE OF 58.948 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 39°0'

FOR A DISTANCE OF 62.198 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 49°50'

FOR A DISTANCE OF 3.54 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 71°30'

FOR A DISTANCE OF 3.54 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 93°10'

FOR A DISTANCE OF 3.54 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 104°0'

FOR A DISTANCE OF 22.64 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 127°0'

FOR A DISTANCE OF 32.255 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 130°0'

FOR A DISTANCE OF 40 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 133°0'

FOR A DISTANCE OF 40 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 135°50'

FOR A DISTANCE OF 43.872 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 137°0'

FOR A DISTANCE OF 126.323 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 226°58'30"

FOR A DISTANCE OF 3.614 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 182°0'

FOR A DISTANCE OF 28.37 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 122°0'

FOR A DISTANCE OF 12.257 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 206°05'30"

FOR A DISTANCE OF 24.162 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 210°20'05"

FOR A DISTANCE OF 135.048 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 207°07'

FOR A DISTANCE OF 21.211 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 205°27'10"

FOR A DISTANCE OF 44.418 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 295°29'45"

FOR A DISTANCE OF 94.57 METRES (MORE OR LESS), THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 269°0'

FOR A DISTANCE OF 143.383 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 201°48'10"

FOR A DISTANCE OF 17.699 METRES (MORE OR LESS), THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 269°46'55"

FOR A DISTANCE OF 120.765 METRES (MORE OR LESS), THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 282°04'35"

FOR A DISTANCE OF 9.202 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 299°49'40"

FOR A DISTANCE OF 8.893 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 314°09'55"

FOR A DISTANCE OF 32.113 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 298°35'15"

FOR A DISTANCE OF 5.355 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 241°33'20"

FOR A DISTANCE OF 32.481 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 233°29'45"

FOR A DISTANCE OF 126.776 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 246°30'

FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 259°0'

FOR A DISTANCE OF 16.506 METRES (MORE OR LESS), THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 267°0'

FOR A DISTANCE OF 7.118 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 196°04'

FOR A DISTANCE OF 117.772 METRES (MORE OR LESS),

TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF

19.093 HECTARES (MORE OR LESS).

We, RPS Australia East Pty Ltd (A.C.N. 140 292 762) 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.

..... 14/12/11 .....

Cadastral Surveyor/ Authorised Delegate

Date

ANNEXURE B

PLANT LIST

Annexure B: Indicative Plant Schedule - Major Community Facilities 'C' Sector One

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

Annexure B: Indicative Plant Schedule -
Major Community Facilities 'C' Sector One

Botanical Name	Common Name
Shrubs	
Baeckea sp. Mt Toza	Dwarf Baeckea
Baeckea virgata	Twiggy Myrtle
Baeckea virgata dwarf	Dwarf Baeckea
Banksia Birthday Candles	Dwarf Banksia
Banksia ericifolia	Heath Banksia
Banksia integrifolia	Coastal Banksia
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River
Callistemon Little John	Little John
Callistemon Ned Kelly	Ned Kelly
Callistemon pachyphyllus	Bottlebrush
Cyathea australis	Rough Tree Fern
Gardenia Florida	Double Gardenia
Grevillea "Coconut Ice"	Coconut Ice
Grevillea "Majestic"	Majestic
Grevillea "Robyn Gordon"	Grevillea
Grevillea "Superb"	Superb
Grevillea banksii	Red Silky Oak
Grevillea Honey Gem	Honey Gem
Grevillea Ned Kelly	Ned Kelly
Hovea acutifolia	Pointed Leaf Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum petersonii	Lemon Scented Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Murraya paniculata	Orange Jessamine
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Blaze	Dwarf Lilly Pilly
Syzygium Elite	Compact Lilly Pilly
Syzygium Tiny Trev	Dwarf Lilly Pilly
Westringea fruticosa	Wynyabbie Gem
Groundcovers	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Agapanthus Peter Pan	Dwarf Agapanthus
Anigozanthos hybrids	Kangaroo Paws
Blechnum cartilagineum	Fern
Brachyscome microcarpa	Forest Daisy
Brachyscome multifida	Cut Leaf Daisy
Cissus rhombifolium	Grape Ivy
Cissus Ellen Danica	Grape Ivy
Crinum pendunculatum	River Lily
Crocus species	Crocus

Annexure B: Indicative Plant Schedule -
Major Community Facilities 'C' Sector One

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

ANNEXURE C

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

SUPPLEMENTARY TABLE OF DEVELOPMENT
(MAJOR COMMUNITY FACILITIES 'C')
FOR MAJOR COMMUNITY FACILITIES 'C' 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**
Local utilities Park	**Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.** Outdoor Recreation Community Premises Indoor Recreation Public Utilities Communication Station (where collocated on light pole) **Any purpose in this column not nominated for land by the sector plan becomes for that land a permissible development**	**For land in a sector any purpose not listed in Column A, D or included in Column B but not nominated for that land in an approved sector plan**	Accommodation units Adult product shop Agriculture Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Camping grounds Caravan Park Casino Cattery Cemetery Communication station Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structure Duplex dwelling Extractive industry Family day care centre Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Home occupation Hospital

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
			Host farm Hotel Junk yard Kennels Lot feeding Mini-brewery Motel Motor sport or shooting Outdoor sales Piggery Poultry farm Retail showroom Rural industry Service industry Shop >3000m^2 GLA Showground Simulated conflict Stable Stock sales yard Tourist facility Townhouse units Transport terminal Transportable homes village Turf farming Vehicle hire depot Vehicle sales yard Warehouse

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

ANNEXURE D

TOWN CENTRE SIGNAGE GUIDELINES

NORTH LAKES

NORTH LAKES TOWN CENTRE FRAME SIGNAGE GUIDELINES

1.0 OBJECTIVES

The objectives of the signage standards for North Lakes are:

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

2.0 DEFINITIONS

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

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

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

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

3.0 SIGNAGE GUIDELINES

Except in the case of road signs, the following guidelines will be applied to all advertising signage erected in the North Lakes Town Centre Core. The following guidelines are to be read in association with the guidelines contained in Section 8.3 of this Sector Plan.

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

3.1. Scale and Location of Signs on Buildings

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

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

3.2. Principal Developer Signs

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

3.3. Traffic Safety

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

3.4. Installation Fixings

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

3.5. Animated Signs

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

3.6. Clutter

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

3.7. Illumination

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

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

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

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

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

3.8. Environmental Controls

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

3.9. Performance Controls

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

SIGNS PERFORMANCE CRITERIA

Signs shall:

(i) not create a hazard to traffic or pedestrians

(ii) be of character and design standard consistent with the objectives and controls for this sector plan

(iii) complement the streetscape and amenity of the locality by virtue of their size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts

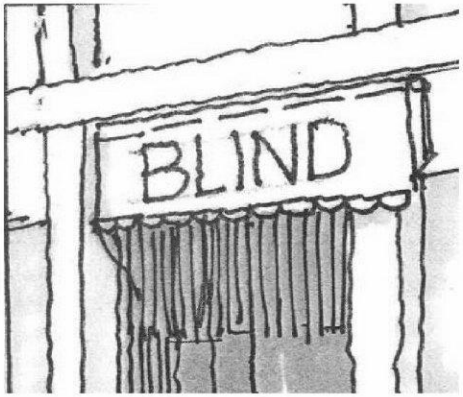
(iv) if affixed to a building, complement the architectural style of the building by virtue of their size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; and

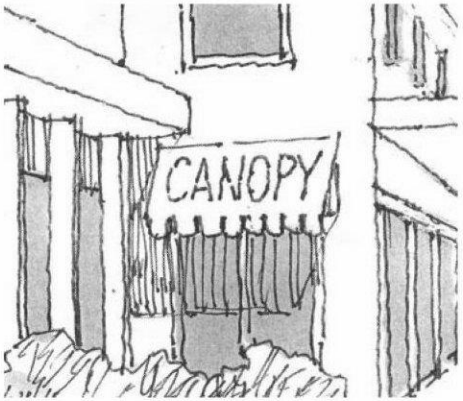
4.0 TYPES OF SIGNS

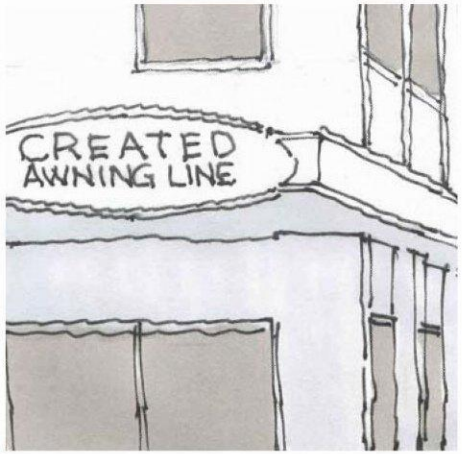
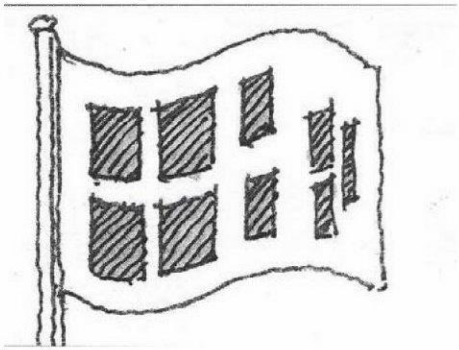
The following schedule sets out maximum criteria for various types of signs. Such signs may be permitted subject to the overall performance standards being met.

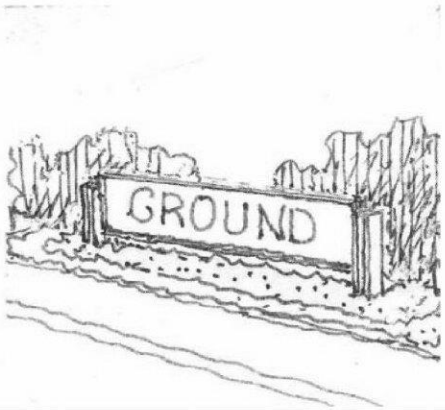
(i) Above Awning Sign
(ii) Awning / Fascia Sign
(iii) Blind Sign
(iv) Business Plate
(v) Canopy Sign
(vi) Created Awning Sign
(vii) Flag Pole Sign
(viii) Footway Sign
(ix) Ground Sign
(x) Hamper Sign
(xi) Highrise Building Sign
(xii) Lantern Sign
(xiii) Pole Sign
(xiv) Projecting Flag Sign
(xv) Projecting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

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

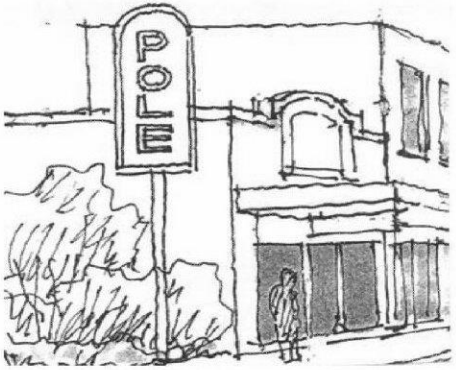
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
BLIND SIGN A Blind Sign is an advertisement painted on or otherwise affixed to solid or flexible material suspended from the edge of an awning, verandah or wall.		Minimum clearance between the lower most point of the sign and the footway Maximum number	2.4 metres 1 per tenancy frontage

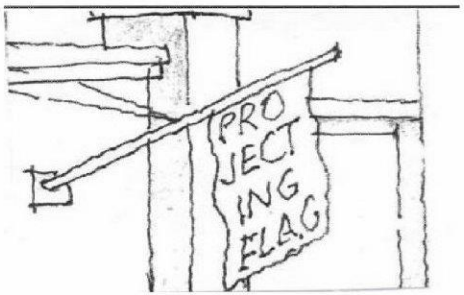
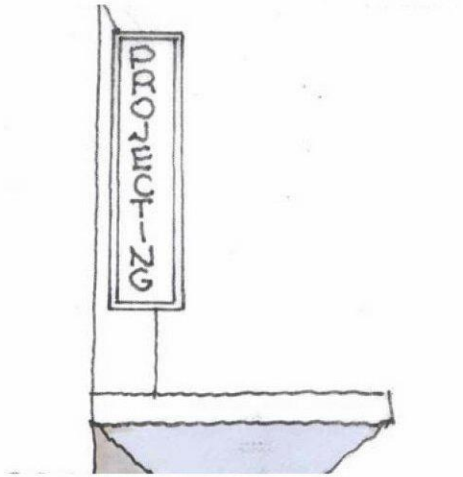
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
BUSINESS PLATE A Business Plate is a small advertisement identifying the name and/or trade, business or calling of the occupant or business premises. A Business Plate may be painted or affixed to a wall.		Maximum surface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

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

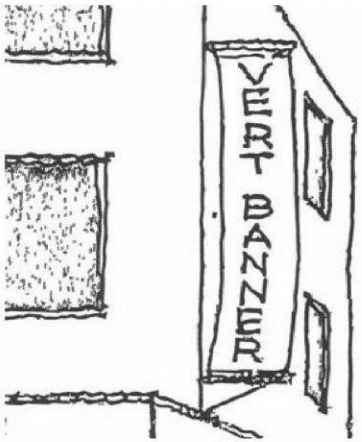
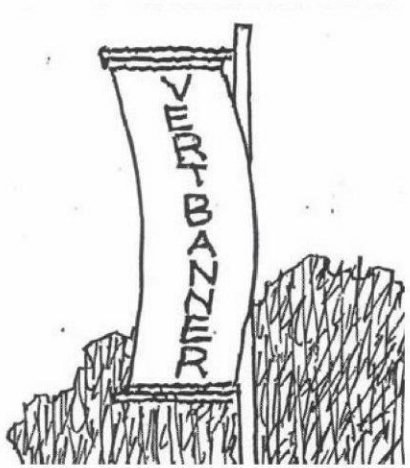
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
FOOTWAY SIGN A Footway Sign is a portable, freestanding advertisement, normally supported by an 'A' or inverted 'T' frame, and typically displayed on a footway.		Maximum size Maximum number Location Other requirements	Height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

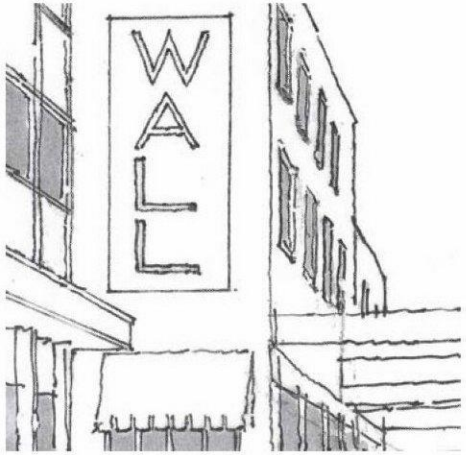
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
HAMPER SIGN A Hamper Sign is an advertisement, painted or otherwise affixed, between a door head and an awning, or their equivalent levels.		Maximum thickness Maximum Extent	0.3 metre from the face of the wall The size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

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

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

TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
STALLBOARD SIGN A Stallboard Sign is an advertisement, painted or otherwise affixed, at the base of a shopfront, normally below a shop window		Fixing Maximum Extent	Fitted flush The size and form are to be compatible with the building on which they are located.
UNDER AWNING SIGN An Under Awning Sign is an advertisement suspended under an awning or verandah.		Orientation Minimum clearance between the lowermost point of the sign and footway Extent Location Minimum distance between under awning signs Maximum dimensions Minimum setback from side boundary	At right angles to the building frontage 2.4 metres Not to project beyond the awning or verandah Central to each shop or tenancy or shopping arcade entrance 3.0 metres Length - 2.7 metres or not greater than 75% of the width of the awning or verandah which ever is lesser Height - 0.6 metres Width – 0.3 metres 1.5 metres

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

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