

**MANGO HILL INFRASTRUCTURE
DEVELOPMENT CONTROL PLAN**

Sector Plan No. 001-12000

for

**Town Centre Frame - Sector Twelve
Corner Memorial Drive and Discovery Drive**

**Town Centre Frame
Lakeside Residential Open Space (Park)
Precinct**

North Lakes Development

September 2016

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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 Lakeside Open Space (Park) Precinct Sector Twelve – Corner Memorial Drive and Discovery Drive** (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) Memorial Drive along the southern boundary;
 - (ii) Lake Eden on the northern boundary;
 - (iii) Discovery Drive on the eastern boundary; and
 - (iv) The Sales and Information Sector (Sector Plan 001-2000) to the west.
- 1.4 The location of the Sector within the Precinct Plan area is shown on *Figure 2 – 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.
- 1.9 The DCP outlines the general desired environmental outcomes in relation to the Park land use element.

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 AND LANDSCAPE CONCEPT

The Sector is located at the intersection of a major thoroughfares being Memorial Drive and Discovery Drive. The Sector also forms an entry point to the North Lakes Town Centre when approached from the north and is therefore located in a visually prominent part of the DCP area. The sector is intended to take advantage of the lakeside setting and provide a gateway to the broader open space network for the general public and accommodate a range of outdoor activities.

There will be no built form within the Sector other than structures ancillary to park, which may develop in the event of community demand or need, but are to be of low density and light form. The simplicity of the development is illustrated on *Figure 5 – Sector Plan Map*.

A pedestrian and cyclist path provides access to and from the site and will be integrated with the surrounding urban residential areas and Town Centre Frame to the south. Future vehicular access may be provided at the indicative location on Memorial Drive as illustrated on *Figure 5 – Sector Plan Map*.

Where appropriate, park and street furnishings, and lighting will be utilised in addition to landscaping to create more accessible spaces for residents. These elements will be unified throughout the Precinct and other adjacent precincts to establish a common theme. The landscape structure and treatment of the sector is shown in conceptual form in *Figure 6 – Sector Landscape Plan*.

Development in the Sector should:

- (i) be ancillary to the primary Park use;
- (ii) be of low density and light form;
- (iii) limit built form except where required for community and recreational needs;
- (iv) provide appropriate levels of community facilities, services and recreational;
- (v) maintain Lake Eden as the focal point for any development in the Sector;

- (vi) maintain vehicular and pedestrian safety through appropriate sightlines from access points to Memorial Drive;
- (vii) continue surrounding landscaping themes adjacent to Lake Eden; and
- (viii) maintain views and vistas to Lake Eden from within the Sector and surrounding area.

3.3 DEVELOPMENT REQUIREMENTS

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

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

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

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

- (i) have all buildings designed by a registered architect and all landscaping designed by a qualified landscape architect;
- (ii) not impose a load on any public utility including the disposal of wastes, greater than that which is contemplated by the provisions of this Sector Plan; and
- (iii) not cause interference with the amenity of the area by the operation of

machinery or electrical equipment, or from light, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise.

- (iv) prevent continuous or frequently occurring noise levels which when measured and assessed in accordance with the Environmental Protection Act 1994, at a boundary of the allotment:
 - (a) exceed those prescribed by the Environmental Protection Act 1994; or
 - (b) cause a nuisance.

3.4 DESIGN & SITING MEASURES

3.4.1 Setback Distances

As indicated on *Figure 5 - Sector Plan Map*, buildings and structures are not anticipated except where performing a function ancillary to a park.

If buildings/structures are proposed within the Sector, they must be located where best appropriate to serve the community or civic purposes for which they are proposed. Setback distances have therefore not been provided for the Sector.

3.4.2 Site Coverage

Development in the Sector must be low intensity in recognition of the primary open space function of the Sector.

3.4.3 Building/Structure Design

Should any buildings/structures be proposed within the Sector, the design must:

- (i) address any perceived impact of building/structure design and form on the pedestrian environment and view corridors to Lake Eden from the surrounding area;
- (ii) present an attractive and functional facade to the streetscape;
- (iii) be orientated to take advantage of views over Lake Eden;
- (iv) establish an open, framed and lightweight appearance which contributes to the desired open space theme and atmosphere of the Sector; and
- (v) contribute to a desirable pedestrian environment and streetscape character in order to create safe, comfortable and pleasant public areas.

3.4.4 Vehicular and Pedestrian Access

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

- (ii) Provision for pedestrian access must be made within the Sector to enable the free, unobstructed movement of pedestrian traffic. Pedestrian access must be accommodated along the lake frontage (external to the Sector).

3.4.5 Noise Attenuation Measures for any Development fronting Lake Eden

- (ix) Development abutting Lake Eden which has potential to exert significant noise levels to surrounding residential areas, must adopt appropriate noise attenuation devices, as proposed by a suitable qualified acoustic consultant.

3.4.6 Safety and Crime Prevention

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

- (i) avoid obscured corners and narrow or dead-end alleys;
- (ii) maximise the opportunity for casual surveillance of public spaces and car parking areas from surrounding buildings, roads and pedestrian areas; and
- (iii) include lighting of public places.

3.4.5 Lighting & Glare Requirements

Lighting and Glare Management within the Sector must:

- (i) ensure lighting systems are designed to prevent direct and/or reflect glare to surrounding areas. This applies particularly to disabling and uncomfortable glare to pedestrian and vehicular movement or at entrances, steps, stairs and pedestrian paths;
- (ii) 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;
- (iii) include safety lighting in open space and car parking areas which are to be used at night-time;
- (iv) ensure that permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted in locations within the Sector where they are likely to cause a nuisance;
- (v) have regard to the efficiency of energy consumption in the design of lighting systems; and
- (vi) comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting.

3.4.6 Plant & Equipment Requirements

No plant machinery or associated equipment is anticipated within the Sector, due to the primary open space function of the Sector.

Environmental Management Structures and/or control devices such as gross pollutant traps, waste disposal bins, flues and similar are to:

- (i) be designed so as not to detract from the overall visual character of the Sector or the immediate locality;
- (ii) contain design elements and buffer treatments to control any obtrusive effects where it is likely to adversely affect residential amenity, visual aesthetics, public safety and traffic safety;
- (iii) If necessary, adopt effective air pollution mitigation measures to comply with the *Environmental Protection Act, Environmental Protection Policy (Air)* and other relevant legislation in relation to dust, smoke, fumes and gases, where necessary; and
- (iv) If necessary, adopt effective noise pollution mitigation measures to comply with the *Environmental Protection Act, Environmental Protection Policy (Noise)* and other relevant legislation, where necessary.

3.4.7 Telecommunications Equipment

No telecommunications equipment is anticipated within the Sector, due to the primary open space and access function of the Sector.

3.4.8 Signage and Artworks

3.4.8.1 Signage within the sector must provide:

- (i) visible and legible signs;
- (ii) an uncluttered streetscape;
- (iii) professional and coordinated graphics for the identification of different uses within the sector; and
- (iv) signs compatible with their surroundings.

3.4.8.2 The location, form, scale, materials and colour selection of signage must be in keeping with the open space setting.

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

3.4.8.4 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.

- 3.4.8.5 Signage must not extend above the walls or roof fascia lines of any buildings within the park, and no signs are permitted on the roof of any building, or pergola.
- 3.4.8.6 Signage must be designed to prevent confusion to visitors or users of facilities within the sector.
- 3.4.8.7 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.
- 3.4.8.8 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 waterfront setting, and achieve humanising elements.
- 3.4.8.9 The use of the North Lakes logo as an integral element of the signage and graphics is encouraged, subject to the agreement of the principal developer.

3.6 LANDSCAPING

3.6.1 Design Strategy

1. Landscaping is an integral part of the total design of the DCP area. The landscape elements and building forms in this sector must be harmonious and visually unifying. Landscape development must also blend with the landscaping of Lake Eden. Landscape in this sector must be consistent with *Figure 6 – 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 any buildings and outdoor spaces and mitigate the visual impact of any buildings and/or 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) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting;
 - (vi) ensure that if plant species are chosen which are different for the purpose of creating visual and horticultural interest, they are nevertheless

compatible aesthetically and ecologically with each of the other species chosen for the various areas; and

- (vii) Landscaping design image should be integrated with and complement the existing arbour structures on site.

3.6.2 Internal Landscape

The framework of the landscape planting of the sector is to be in accordance with the design principles shown indicatively on the Sector Landscape Plan and outlined below:

1. 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

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

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

3.6.3 Landscaping and Planting Plan

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

3.6.4 Hard Landscape Elements

1. Fences and Walls

Retaining walls, if provided, must incorporate stepping, recessing, piers or other treatments to achieve visual interest and enhance the sector frontage. These walls must be consistent in appearance, provide a unifying element and visual enhancement of the overall development, and be softened with landscaping. They must be of a scale and materials that complement the dominant forms of the streetscape while responding to landform. Plain, untreated concrete will not be acceptable.

No fencing is permitted within the Sector, balustrades and architectural features which form part of the building design may be used along Lake Eden frontage where required for safety reasons.

2. *Surface Materials*

Special paving and other hard surface treatments may be provided where required in vehicular, pathway or landscaped outdoor areas. Acceptable finishes include coloured concrete pavers, exposed aggregate or brushed concrete finish, or stencilled or stamped concrete.

Where special paving treatments are not required, other internal driveways and car parking areas must be of asphaltic concrete construction or similar.

3. *Park Lighting*

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

- (i) practical pathway and public area lighting for amenity and safety purposes;
- (ii) the illumination of landscape and built form elements for aesthetic purposes;
- (iii) special effects lighting for the enhancement of the night-time atmosphere, e.g. to provide a sense of warmth, variety and visual interest; and
- (iv) The finish of lighting poles and fittings should be black powder coated, similarly for sign poles.

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 and waterfront location.
- (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*

Any 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.

3.6.5 Planting Design and Maintenance

1. *Planting Design and Layout*

In overall terms, the planting design for the sector is to reinforce the distinctive character that currently exists on site, 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 Lake Eden. 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.

Any additional buildings, landscape structures and planting qualities are to be planned to provide compatibility in form and scale with the existing environment. This will greatly assist appreciation of the context, setting and function of the various component areas of the park development.

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*

Selection from a wide range of planting will be appropriate to the site conditions and the need to express special interest features related to any structure and landscape design and the various parkland functions. 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) Ripeline 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.

3.7 CARPARKING, SERVICE AREAS & LOADING DOCKS

3.7.1 Carparking

Car parking in the Sector must:

- (i) be in accordance with the Planning Scheme requirements current at the time of lodgement of the material change of use application, the DCP and the Council's Design Manual.
- (ii) as part of the total car parking requirements, provide not less than one (1) car park per fifty (50) spaces (or part thereof) for people with disabilities;
- (iii) be controlled to minimise its impact on the surrounding road network, any internal circulation and other development adjacent to the Sector;
- (iv) provide safe pedestrian routes which focus on the connectivity between the site and adjacent development within the Town Centre Frame;
- (v) ensure that pedestrian movement areas through car parks to any site features are clearly defined; and

- (vi) where possible, provide opportunities for shared use of car parking between the Sector and adjoining Sector developments.

3.7.2 Bicycle Parking

Visitor bicycle parking spaces and the type of bicycle parking devices are to:

- (i) be generally in accordance with *Appendix C – Bicycle Parking Requirements*;
- (ii) if the demand for the bicycle spaces is not consistent with the table contained in *Appendix C*, Council, on a case by case basis, may permit a reduction of the number of end of trip facilities.

3.7.3 Access

The requirements for access are set out below:

- (i) indicative vehicular ingress and egress points from Memorial Drive are limited to the access points shown on the *Figure 5 – Sector Plan Map*. This access must limit turning movements to those shown on the sector plan map.
- (ii) restrictions to vehicular access have been noted indicatively on *Figure 4* by the inclusion of the “No vehicular access permitted” designation;
- (iii) vehicular access points at these locations should ensure no queuing occurs across pedestrian areas or causes interruption to traffic on the surrounding roads;
- (iv) provide convenient and safe pedestrian and cyclist access within or to development adjacent to the Sector and to public transport facilities. Such access is to be integrated with the path and street system;
- (v) consideration must be given to the design and location of access points adjoining the Sector so as to minimise potential conflicts with car parking areas, pedestrian areas, paths and any service areas within the Sector;
- (vi) vehicular access lanes into the Sector are to generally be a maximum width of ten (10) metres and include at least one footpath of a minimum two (2) metres width;
- (vii) adequate measures to achieve a high level of public safety on the shared access laneways / driveways is to be provided and, where appropriate, should include:
 - (a) good visibility at all pedestrian crossings and establishing pedestrian priority, where appropriate;
 - (b) pavement treatments which achieve a very low traffic speed, while permitting easy and even-surfaces for desirable walking conditions for pedestrians;

- (c) finishes that are in keeping with existing finishes within the road or the road verge;
 - (d) suitable barrier treatments at the entrance points;
 - (e) the provision of continuous pedestrian access between buildings, car parks and pedestrian areas; and
 - (f) the provision of site and building illumination within car park areas, pedestrian areas and along pedestrian paths during the hours of operation of any component of the development and, at other times, by the provision of security lighting.
- (viii) ensure that no reversing of vehicles, particularly service vehicles, shall occur in areas of high pedestrian activity;
- (ix) direct access for emergency vehicles is to be provided to any building within the Sector by the provision of a minimum 3.5 metre clear carriageway width;
- (x) pedestrian access points via car parking areas at the rear of any development should be clearly identified and designed to maximise safety and convenience; and
- (xi) access for all people including people with a disability is to be achieved by ensuring that development complies with Council provisions relating to access for people with disabilities.

3.7.4 Servicing Requirements

Development within the Sector must provide:

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

4.0 Environmental Management

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

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

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

5.0 Subdivision Requirements

As shown in *Appendix E – Proposed Metes and Bounds Description* the total area of the Sector is 3.115 hectares.

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

Access to future allotments within the Sector is to be from Discovery Drive and the internal road; however access should be in line with areas of the site affected by the “No vehicular access permitted” designation.

Reciprocal access easements are to be created in order to provide shared access for all adjoining allotments and future uses in line with those illustrated in *Figure 5- Sector Plan Map*.

6.0 Infrastructure

6.1 INFRASTRUCTURE TO BE PROVIDED

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

6.1.1 Roads

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 7 – Road Layout*).

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

6.1.2 Water Supply

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

6.1.3 Sewerage

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

6.1.4 Park

The requirements for park provision throughout the DCP area are provided for the MHIA. Area to be provided as park is shown on *Figure 6 – Sector Landscape Plan*.

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 and along Memorial Drive and its intersection with Endeavour Boulevard, 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 2005.

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:

- (i) For the purpose of assessing water supply capacity, the estimated number of equivalent Tenements for this Sector is 0ET's;
- (ii) For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this Sector is 0EP's and
- (iii) 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:
 - (c) 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;

- (d) 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
- (e) 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 'LAKESIDE RESIDENTIAL OPEN SPACE
(PARK) PRECINCT) SECTOR TWELVE**

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

APPENDIX B

PLANT LIST

**Appendix B: Indicative Plant Schedule -
Town Centre Frame Sector 001-12000– Corner Memorial Drive and
Discovery Drive – Sector Twelve**

Botanical Name	Common Name
Trees & Palms	
Acmena smithii	Lilly Pilly
Agathis robusta	Kauri Pine
Allocasuarina littoralis	Black She Oak
Allocasuarina torulosa	Forest She Oak
Araucaria cunninghamia	Hoop Pine
Archontophoenix cunninghamia	Pickabean Palm
Backhousia citriodora	Lemon Scented Myrtle
Backhousia myrtifolia	Carrol
Banksia integrifolia	Coast Banksia
Barklya syringifolia	Crown of Gold Tree
Brachychiton acerifoliun	Flame Tree
Brachychiton rupestre	Bottle Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon salignus	Pink Tips
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Bribie Island Pine
Cassia fistula	Golden Shower Tree
Cassia javanica/Cassia siamea	Cassia
Castanospermum australe	Black Bean
Casuarina cunningghiana	River She Oak
Casuarina glauca	Swamp She Oak
Cupaniopsis anacardioides	Tuckeroo
Elaeocarpus eumundii	
Eucalyptus citriodora	Lemon Scented Gum
Eucalyptus ptychocarpa	Swamp Bloodwood
Eucalyptus curtisii	Plunkett Mallee
Euodia elleryana	Pink Euodia
Ficus Hillii	Hill's Fig
Ficus macrophylla	Moreton Bay Fig
Ficus rubignosa	Port Jackson Fig
Flindersia australis	Crows Ash
Flindersia pimenteliana	Flindersia
Flindersia schottiana	Bumpy Ash
Grevillea robusta	Silky Oak
Harpullia pendula	Tulipwood
Hymenosporum flavum	Native Frangipanii
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica	Crepe Myrtle
Livistona australis	Livistona
Livistona decipiens	Weeping Cabbage Palm
Livistona nitida	Livistona
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca linariifolia	Snow in Summer
Melaleuca leucadendron	Small Leaved Paperbark
Melaleuca quinquenervia	Broadleaved Paperbark
Metrosideros queenslandicus	Queensland Golden Myrtle
Oreocallis sp. nova (wickhamii)	Tree Waratah
Peltophorum pterocarpus	Yellow poinciana
Phoenix canariensis	Canary Island Palm

**Appendix B: Indicative Plant Schedule -
Town Centre Frame Sector 001-12000– Corner Memorial Drive and
Discovery Drive – Sector Twelve**

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 Sector 001-12000– Corner Memorial Drive and
Discovery Drive – Sector Twelve**

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 hederaceae	Native Violet
Zierra Carpet Star	Carpet Star
Grasses	
Cynodon dactylon	Green Couch
Danthonia induta	Wallaby Grass
Digitaria didactyla	Blue Couch
Greenlees Park	Hybrid Couch
Poa australis	Native Poa
Vines	
Jasminum polyanthum	Jasmine
Pandorea pandorana	Wonga Wonga Vine
Pandorea jasminoides	Bower of Beauty
Trachelospermum jasminoides	Variegated Star Jasmine
Trachelospermum jasminoides	Star Jasmine

APPENDIX C

Bicycle Parking Requirements

BICYCLE PARKING REQUIREMENTS TOWN CENTRE FRAME 'LAKESIDE RESIDENTIAL PRECINCT' SECTOR TWELVE

Land use	Employee Bicycle Parking spaces	Class	Visitor/Shopper Bicycle Parking spaces	Class
Accommodation units (above ground level)	1 per 4 habitable rooms	1	1 per 16 habitable rooms	3
Amusement premises	1 space per 4 employees	2	2 plus 1 per 50m ² GFA	3
Apartments (above ground floor)	1 per 4 habitable rooms	1	1 per 16 habitable rooms	3
Car park	1 space per 750m ² GFA	1	1 space per 50 car parking spaces	3
Car wash	1 space per 750m ² GFA	2	N/A	
Catering premises	1 space per 100m ² GFA public area	2	2 spaces	3
Commercial services	1 space per 200m ² GFA	2	1 space per 750m ² GFA over 1000m ² GFA	3
Convention centre	1 per 1500m ² GFA	2	1 space per 750m ² GFA over 1000m ² GFA	3
Cultural facility	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Entertainment library	1 space per 300m ² GFA	2	1 space per 200m ²	3
Hardware centre	1 space per 300m ² GFA	2	1 space per 200m ²	3
Indoor recreation	1 space per 4 employees	1 or 2	1 space per 200m ² GFA	3
Motel (accommodation generally above ground level)	1 per 40 rooms	1	N/A	N/A
Office	1 space per 200m ² GFA	2	1 space per 750m ² GFA over 1000m ² GFA	3
Park	NA	NA	1 space per 400m ² of Open Space	2
Restaurant	1 space per 100m ² GFA public area	1 or 2	2 spaces	3
Retail nursery	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Shop < 300m ² GFA	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Shopping centre <1,500m ² GLA	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Special use	N/A	N/A	N/A	N/A
Technology industry	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Tourist facility	1 space per 300m ² GFA	1 or 2	1 space per 200m ²	3
Vehicle Hire Depot	1 space per 750m ² GFA (excluding outdoor vehicle display area)	2	1 space per 200m ²	3
Veterinary clinic	1 space per 200m ² GFA	1 or 2	1 space per 750m ² GFA over 1000m ² GFA	3

Notes:-

- GFA – Gross floor area, as defined in the DCP;
- The provision of bicycle spaces recommended in the table may be staged initially depending on the demand for use, however space should be set aside to allow 100% provision in the event that the full demand for bicycle parking is realised.

Types of Parking Devices

Class	Security Level	Description	Main User Type
1	High	Fully enclosed individual lockers	Bike and ride commuters at railway and bus stations.
2	Medium	Located compounds fitted with Class 3 facilities. Communal access using duplicate keys or electronic swipe cards	Regular employees, students, regular bike and ride commuters.
3	Low	Facilities to which the bicycle frame and wheels can be locked	Shoppers, visitors to public offices, places of employment where there is security supervision of the parking facilities.

APPENDIX D

TOWN CENTRE FRAME SIGNAGE GUIDELINES



NORTH LAKES TOWN CENTRE FRAME SIGNAGE GUIDELINES

1.0 OBJECTIVES

The objectives of the signage standards for North Lakes are:

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

2.0 DEFINITIONS

Animated Signage:

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

Third Party Advertising:

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

On- Site Business Advertising:

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

Artworks/Murals:

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

3.0 SIGNAGE GUIDELINES

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

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

3.1. Scale and Location of Signs on Buildings

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

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

3.2. Principal Developer Signs

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

3.3. Traffic Safety

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

3.4. Installation Fixings

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

3.5. Animated Signs

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

3.6. Clutter

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

3.7. Illumination

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

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

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

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

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

3.8. Environmental Controls

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

3.9. Performance Controls

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

SIGNS PERFORMANCE CRITERIA



Signs shall:

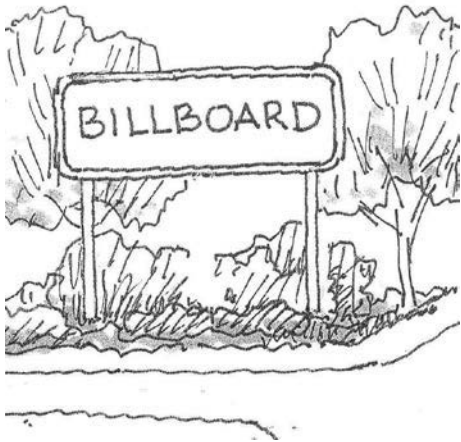
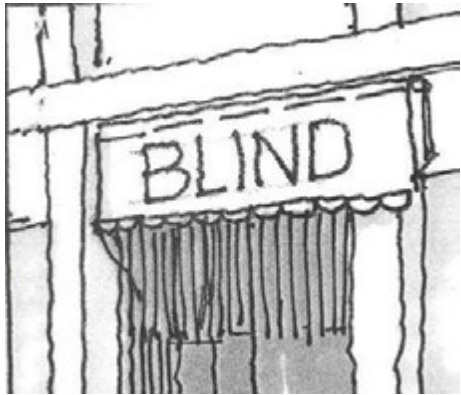
- (i) not create a hazard to traffic or pedestrians**
- (ii) be of character and design standard consistent with the objectives and controls for this sector plan**
- (iii) complement the streetscape and amenity of the locality by virtue of their size, location, illumination, utilisation of complementary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

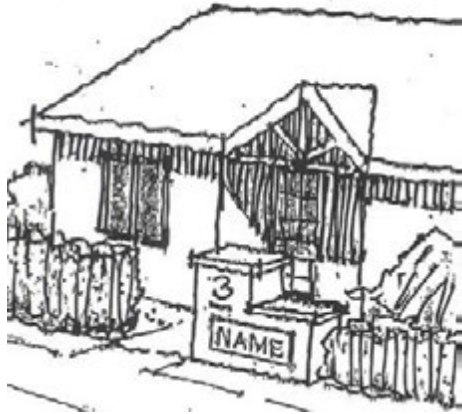
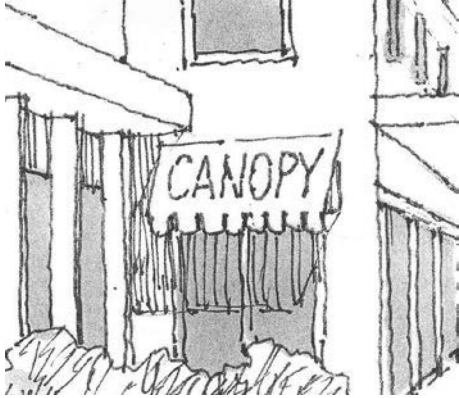
4.0 TYPES OF SIGNS


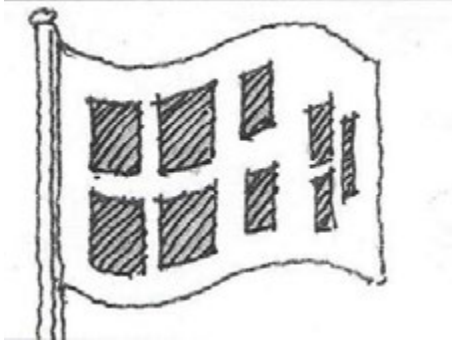
The following schedule sets out maximum criteria for various types of signs. Such signs may be permitted subject to the overall performance standards being met.


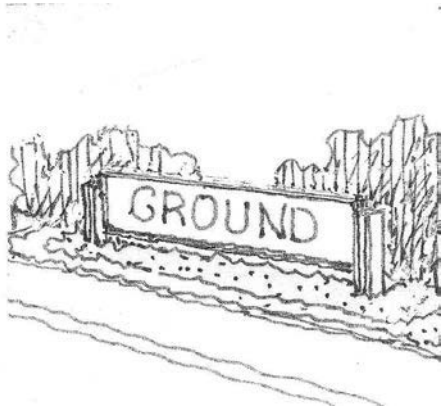
- (i) Above Awning Sign
- (ii) Awning / Fascia Sign
- (iii) Billboard Sign
- (iv) Blind Sign
- (v) Business Plate
- (vi) Canopy Sign
- (vii) Created Awning Sign
- (viii) Flag Pole Sign
- (ix) Footway Sign
- (x) Ground Sign
- (xi) Hamper Sign
- (xii) Highrise Building Sign
- (xiii) Lantern Sign
- (xiv)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



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


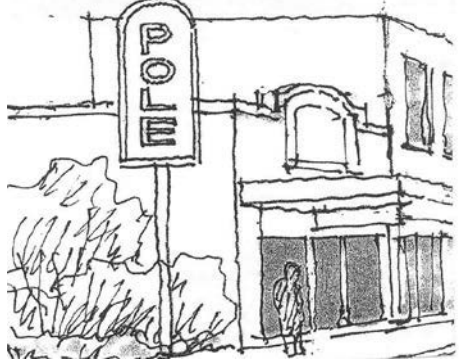
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>BILLBOARD SIGN A Billboard Sign is a freestanding display surface, the width of which is greater than the height and which may be positioned on the ground or mounted on one or more vertical supports.</p>		<p>Maximum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

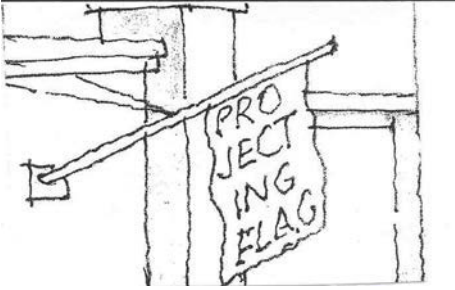
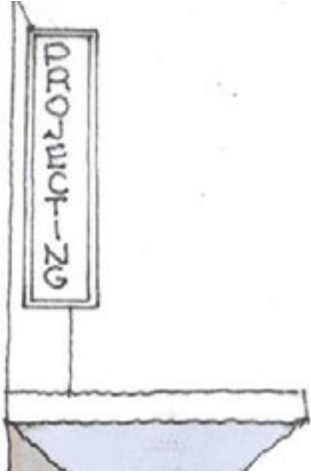
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>BUSINESS PLATE A Business Plate is a small advertisement identifying the name and/or trade, business or calling of the occupant or business premises. A Business Plate may be painted or affixed to a wall.</p>		<p>Maximum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



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

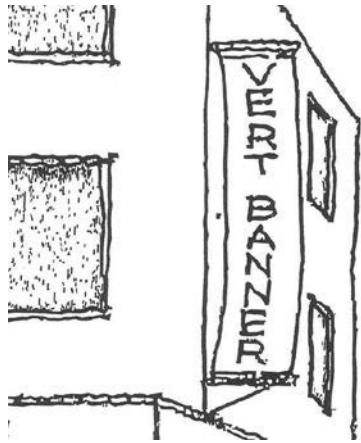
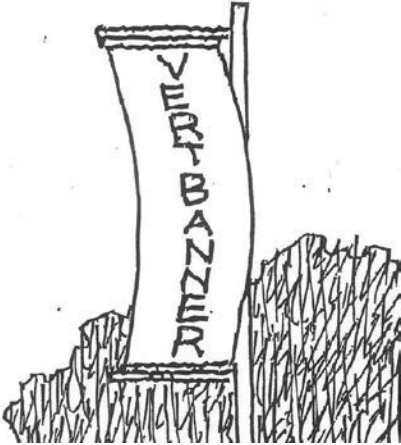
TYPE OF SIGN	EXAMPLE OF TYPE OF SIGN	ACCEPTABLE STANDARD FOR SPECIFIC SIGN STYLE	
<p>FOOTWAY SIGN A Footway Sign is a portable, freestanding advertisement, normally supported by an 'A' or inverted 'T' frame, and typically displayed on a footway.</p>		<p>Maximum size</p> <p>Maximum number</p> <p>Location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



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

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

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

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

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

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

APPENDIX E

PROPOSED METES AND BOUNDS DESCRIPTION OF THE SECTOR