

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 012-2000**

**for**

**Residential Sector Thirty-One**

**Clubhouse South Residential Precinct**

**North Lakes Development**

**2 November 2009**

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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 and self assessable development.
- 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 *Residential Sector Thirty-One*. This document constitutes the Sector Plan for Residential Sector Thirty-One.
- 1.6 The location of the sector within the DCP area and the Clubhouse South Residential Precinct (the precinct) is shown on Figure 1.
- 1.7 Clubhouse South Residential Precinct Plan No. 012 outlines the intents and performance criteria to be complied with in the development of the sector. This sector plan outlines acceptable solutions which, if satisfied by development, will in turn achieve the requirements of the precinct plan.

## **2.0 Sector Plan Context**

- 2.1 Residential Sector Thirty-One covers the whole area of the Clubhouse South Residential Precinct (Plan No. 012) west of Copeland Drive. It is bounded by the Central East 'C' Residential Precinct (Plan 011) to the south, the Central Open Space Precinct (Plan No. 003) to the west, and future urban residential development to the north and east. The sector forms part of the Urban Residential Area land use element. The location of the sector within the precinct is shown on Figure 2.
- 2.2 The area of the sector is 1.42 hectares. After dedication of land for roads the residential area will be approximately 1.42 hectares.
- 2.3 The plan in Figure 3 shows the final boundaries of the Urban Residential Area 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 Urban Residential Area, the DCP states the following general desired environmental outcomes:

- “(a) to establish residential villages that have a high level of amenity and sense of community;*
- (b) to establish residential villages that are appropriately designed in the context of ecological sustainability and offer a range of dwelling types that are conveniently located with respect to community facilities, open spaces and public transport.”*

### **3.2 Specific**

The DCP provides a number of specific desired environmental outcomes as outlined below:

- “(a) To promote a diverse, innovative and highly flexible choice in low, standard and medium density housing in accordance with community aspirations, needs and affordability.*
- (b) To promote residential villages which are linked to the major road network, public transport services and community facilities through safe, convenient, legible local street and path networks.*
- (c) To provide residential villages which are focused on local open space and situated conveniently to local community facilities, including education and recreation facilities, convenience shopping and open space.*
- (d) To promote a community with a high standard of residential amenity characterised by convenience, accessibility, safety, privacy, high quality design and integrated planning.*
- (e) To ensure visual integration of residential development with the natural environment, including development responsiveness to the topography, drainage patterns and remnant stands of significant vegetation.*
- (f) To ensure the development of urban residential areas includes appropriate environmental protection measures and the potential effects of incompatible land uses or transport corridors are mitigated.*
- (g) To ensure urban residential areas develop sequentially and efficiently in residential villages, serviced with the community and engineering infrastructure necessary for achieving a high standard of residential amenity and quality of life for residents.”*

## **4.0 Planning Intent**

- 4.1 Clause 6.2 of the DCP provides an outline of the planning intent for the Urban Residential Area, including the following summary:

*“The urban residential area is intended to provide for a wide range of housing needs in a variety of forms, styles and densities to reflect the prevailing market demands. Residential development will occur in a collection of residential villages reflecting a range of densities being low, standard and medium density. Each village will focus on a centrally located village park. Villages are to be progressively developed having particular regard to the timely, efficient and economic provision of engineering and social infrastructure.”*

- 4.2 Consistent with the precinct plan designation of Standard or Medium Density Housing for this sector, the planning intent for Residential Sector Thirty-One is to provide for either a range of medium density housing types, including zero lot line detached houses on small lots, duplex dwellings and townhouse units or to provide for a range of traditional and small lot dwellings. Consistent with the DCP Planning Intent, and as anticipated by the Clubhouse South Residential Precinct Plan (Plan No. 012), this housing sector will be focussed on the adjacent golf course and linear park along the western and southern edges of the sector, respectively. Residents will also be situated close to existing local parks in the Central East ‘C’ Residential Precinct and other planned village and local parks in future residential precincts to the north and east of the sector.

## **5.0 Development and Landscape Concept**

### **5.1 Development Concept**

Residential Sector Thirty-One is proposed to be developed as a high quality residential community forming an integral part of the North Lakes development. The sector will take one of two forms being either a discrete pocket of medium density housing or a standard residential development similar to the housing proposed in the surrounding area.

As outlined in the Planning Intent, the two options for development will comprise a range of small lots, traditional lots and detached and/or attached dwelling types as provided for in the DCP (refer Figures 7). If developed for medium density residential, it will also include communal open space (private open space) within the housing area and supporting engineering infrastructure.

The Proposed Plan of Subdivision for the sector is shown in Figure 4a and 4b. These plans identify the key land use element being a parcel of land which will be developed as either 14 standard residential lots or as two storey medium density residential development containing a maximum of 40 units per hectare. This parcel will also make provision for an internal road.

The broad principles for residential planning and design are outlined in the Clubhouse

South Residential Precinct Plan. More specific development and urban design principles behind the residential layout concept for this sector include the following:

- (i) A standard residential development or a medium density residential development including a mixture of detached housing on small lots (zero lot line), duplex dwellings and/or townhouse units. The medium density residential development will be developed or as a community title subdivision in accordance with the guidelines for Integrated Development contained in the *Queensland Residential Design Guidelines*.
- (ii) The Central Open Space Precinct being developed as a golf course and an edge linear park (external to sector) providing an impressive open space backdrop to residential development;
- (iii) Utilise the widened collector road reserve in Copeland Drive to allow additional street planting and attractive streetscapes for housing within the sector;
- (iv) Provision for a possible bus route along the adjacent Copeland Drive;
- (v) Location of small lot housing generally on more gentle topography;
- (vi) Location of larger lots generally on steeper topography and/or with outlooks to the adjacent golf course and linear park; and
- (vii) Streets aligned to minimise rear drainage where practicable.

## 5.2 Landscape Concept

The landscape structure and treatment of the sector is shown in conceptual form on Figure 6. The key element of the Landscape Concept Plan for the Clubhouse South Residential Precinct as applied to the sector is the special streetscape planting. Widened collector road reserves adjacent to this sector are proposed to accommodate pathways and additional street tree planting as indicated in notional terms on the Sector Landscape Plan. In addition, the off-setting of carriageways may be implemented to allow further widening of verges for landscape purposes. Such treatments are intended to enhance the landscape structure of important road/visual linkages.

As part of the overall landscape strategy for the sector the natural features, such as the gently sloping topography, existing drainage lines and ridge lines, have been recognised. This site responsive approach to residential planning will be enhanced by landscape plantings within private gardens and along public road reserves, as well as within adjacent parkland.

The use of native species as the predominant plantings will visually reflect the existing 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, distinguish roadway networks and provide visual interest and contrast in parks and gardens.

Where appropriate, street furnishings and lighting will be utilised in addition to landscaping to create more livable spaces for residents. These elements will be unified throughout the Clubhouse South Residential Precinct and other adjacent residential precincts to establish a common theme.

## **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 Urban Residential Area land use element which is the subject of this sector plan.
- 6.3 The following purposes in column B of the supplementary table of development for the Urban Residential Areas element are nominated for the land in this sector:
- *Apartments (on lot greater than 1000m<sup>2</sup> in area)*
  - *Duplex dwelling*
  - *Estate Sales Office (on lot greater than 1000m<sup>2</sup> in area)*
  - *Townhouse units*

The other purposes set out in column B of the supplementary table of development for the Urban Residential Areas element are permissible purposes for land in this sector (i.e. they become column C purposes).

- 6.4 The Supplementary Table of Development (Urban Residential Areas Element) setting out the final specification of land use rights for land in this sector is contained in Annexure C.

## **7.0 Development Requirements**

### **7.1 Introduction**

Clause 2.4.2 of the DCP requires a sector plan to specify development requirements for land in the sector. Clause 1.11 of the DCP provides that to the extent a sector plan does not make these provisions, then the provisions of the planning scheme for that 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 10 of this sector plan.

For the purposes of this clause, where relevant:

- (i) references in the planning scheme to a zone are to be taken as a reference to the Special Development Zone;



- (ii) references in the planning scheme to an attached flat are to be taken as a reference to an associated unit; and
- (iii) references in the planning scheme to a multiple dwelling are to be taken as a reference to apartments.

### **7.3 Specific Requirements**

The following requirements apply to development within this sector:

#### **7.3.1 Lot Number and Size**

The maximum number of developable standard residential lots is 14 (See figure 4b) or 40 units per hectare created under a community title scheme. A duplex dwelling lot (if approved as a permissible purpose and developed within the sector), while consisting of two dwelling units within one building, is to be included in this maximum number as one developable lot.

The minimum area of each standard residential lot type is to be as specified in Table 1. These minimum lot sizes do not apply if the development is undertaken under a community title scheme.

#### **7.3.2 Vehicular and Pedestrian Access**

- .1 Indicative Vehicular Access locations are shown on the Sector Plan Map for smaller lots, premium courtyard lots (referred to as economy traditional lots in the DCP) and certain traditional lots where special locational circumstances dictate the need for more specific access requirements. Other access point locations are acceptable where:
  - (i) a swing-in garage is proposed; or
  - (ii) the garage is not built to a zero lot line; or
  - (iii) site specific issues warrant a different driveway location (e.g. as a response to land form, streetscape works or manoeuvrability requirements for vehicles).
- .2 Where optional vehicular access locations are shown on a lot (e.g. a corner lot), only one access point is to be used.
- .3 Restricted Lot Access is highlighted on the Sector Plan Map. Driveways to lots are not permitted along those highlighted frontages.
- .4 Provision for pedestrian access must be made within the sector as shown indicatively on the Sector Landscape Plan.
- .5 Additional pedestrian pathways may be provided in locations and to details approved by Council.

### 7.3.3 Lighting and Glare Management

- .1 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.
- .2 All lighting other than public lighting (e.g. road 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.
- .3 Lighting must provide the level of illumination necessary for safe vehicular and pedestrian movement through the sector.
- .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.

## **8.0 Design and Siting Guidelines**

The Clubhouse South Residential Precinct Plan provides a comprehensive range of design intents and performance criteria for residential development which must be complied with in the development of Residential Sector Thirty-One. In addition to the precinct plan general criteria and by way of further elaboration on design intentions, a range of detailed residential design and siting guidelines have been included in this sector plan and are considered by Council to be acceptable solutions which are consistent with the performance criteria of the Queensland Residential Design Guidelines (QRDG).

As a standard residential development, the following guidelines relate to development on residential lots throughout the sector and, as stated above, represent acceptable solutions to a range of residential design and siting issues. The acceptability of modifications to any of the guidelines will need to be demonstrated to, and approved by, the Council after consultation with the principal developer. Any modifications will only be considered where site-specific issues warrant special consideration or where a variation can be demonstrated to achieve contemporary best practice in residential planning, design and development. The assessment of such modifications would be based on the intents and performance criteria specified in the Clubhouse South Residential Precinct Plan.

As a medium density residential development, the design and siting of all dwellings within the sector is to comply with the acceptable solutions outlined in the Integrated Development Guidelines of the *Queensland Residential Design Guidelines* (QRDG). In addition to, or by way of further qualification of, the Integrated Development Guidelines, the Specific Residential Design and Siting Guidelines outlined in section 8.2 are to also be complied with in the development of the sector. These additional requirements relate to key design elements which have been derived specifically for housing development at North Lakes and are intended to ensure overall design harmony and consistency between

the numerous residential sectors of the project. . Where a conflict arises between the requirements of Section 8.2 and QRDG, the requirements of Section 8.2 will prevail.

Figure 5a, Sector Plan Map – Medium Density Residential, illustrates key design and siting controls such as the building area, external boundary setbacks and restricted lot access. More specific design and siting parameters for individual buildings within the community title subdivision will be reflected on a Plan of Development to be submitted to Council at the time of lodging a Development Application for a Material Change of Use. As outlined above, this Plan of Development will need to comply with the Integrated Development Guidelines of QRDG and the provisions of this Sector Plan. Figure 5b, Sector Plan Map – Standard Residential shows the key design and siting controls for the various lots within Residential Sector Thirty-One as a standard residential development.

As required by clause 2.4.8 of the DCP, Figure 5a and 5b must also show indicatively the nature of intended development for urban residential land within 100 metres of the sector boundaries except for those parts of the sector which abut major roads or major open space (ie.the golf course and linear parks).

## **8.1 Standard Residential Development Residential Design and Siting Guidelines**

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

**TABLE 1 : KEY RESIDENTIAL DESIGN & SITING REQUIREMENTS**

LOT TYPE	MIN. LOT SIZE (m <sup>2</sup> )	MINIMUM BUILDING SETBACKS #									PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION *		OTHER REQUIREMENTS	
		FIRST STOREY					SECOND STOREY				Indicative Location of POS shown on Sector Plan Map	Minimum Area (m <sup>2</sup> )	Minimum Circle Diameter (m) Ø	On-site	On-street	Maximum Building Site Cover (%) σ	Indicative Driveway Location shown on Sector Plan Map
		Typical Av. Lot Width (m)	Front (m) [Subject to additional garage setbacks where relevant]	Rear (m) [See Cl. 8.1.5.2(iv)] Ø	Mandatory Zero Lot Line [as shown on Sector Plan Map]	Side Setback (m) [for non ZLL boundary]	Front (m)	Rear (m) [See Cl.8.1.5.3(i)] Ø	Zero Lot Line [See Cl.8.1.5.3(ii)]	Side Setback (m)							
Courtyard	450	14	3	6 (incl. 3m building encroachment area for 60% of lot width except where lot fronts the golf course)	Yes	1.5	3	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	40	5	2	1 space per 2 lots	50	Yes
Premium Courtyard (Economy Traditional in DCP)	575	18	4.5	6 (incl. 3m building encroachment area for 60% of lot width except where lot fronts the golf course)	No	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	1.5	2	Yes	60	5	2	1 space per 2 lots	50	Yes
Traditional	640	20	4.5	6 (incl. 3m building encroachment area for 60% of lot width except where lot fronts the golf course)	N/A	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	40	No (except where specific access location required)
Dress Circle	830	22.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width except where lot fronts the golf course)	N/A	1.5	4.5	6 (incl. 3m building encroachment area for 60% of lot width)	N/A	2	No	-	-	3	1 space per 2 lots	40	No (except where specific access location required)

**IMPORTANT NOTES ON TABLE**

**# MINIMUM BUILDING SETBACKS**

- The minimum building setbacks outlined in Table 1 and illustrated on the Sector Plan Map do not take into account any existing or proposed easements, other underground services and/or the provisions of Section 47 of the Standard Building Regulations (ie. corner truncation setbacks), which may require increased building setbacks.
- For all lots fronting the golf course the minimum rear setback is 6 metres, as shown on the sector plan map.

**\* CAR PARKING PROVISION**

- All dwellings are to incorporate a double garage with any proposals for a triple garage subject to the requirements of clause 8.1.9.3.
- Where a third on-site parking space is required (ie. for Traditional and Dress Circle lots), the minimum front setback for a double garage will be 4.5 metres.
- On-street parking space is to be provided within 25 metres of a lot frontage, except in the case of rear lane housing where the distance can be increased to 50 metres.

**σ BUILDING SITE COVERAGE**

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

In support of the requirements of Table 1, the design and siting guidelines outlined below are to be satisfied.

#### 8.1.1 Lot Layout

- .1 Lots at the blind end of a cul-de-sac or on the curve of a road must have a minimum frontage of 6 metres subject to the access from the roadway to each of those lots being provided to the satisfaction of Council.
- .2 For rear access (battleaxe) lots, the access way is to be a minimum of 5 metres wide.

#### 8.1.2 Building Controls

- .1 Only one detached house is permitted on each lot.
- .2 The maximum building height is ten (10) metres measured from the natural ground level to the top of the roof. The maximum number of storeys is two (2). Attics which are wholly contained within the roof space are not defined as a storey.
- .3 Where a two storey dwelling is proposed, the upper storey must extend for at least 50% of the total width of the dwelling (including the garage and verandahs) as viewed from any street frontage.
- .4 Site coverage, as specified for each lot type in Table 1, is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas and roof eaves. Pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage. However, for the purposes of this sector plan, the above semi-enclosed outdoor structures are permitted to a further maximum building site coverage of 10% of the total lot area.

#### 8.1.3 Building Setbacks

- .1 Building setbacks for lots in the sector must comply with the setback requirements of Table 1.
- .2 *One Storey* (for single storey or ground floor of two storey buildings)
  - (i) The front setback from boundary to building line for each lot type nominated on the Sector Plan Map is to be the minimum specified in Table 1. Corners of garages and buildings may project up to a maximum of 0.5 metres excluding roof eaves into the front setback areas of courtyard lots and 1 metre excluding roof eaves into the front setback areas of premium courtyard, traditional and dress circle lots, provided the overall landscape amenity of the frontage is maintained and other relevant Council provisions, e.g. sightline requirements, have been satisfied.

- (ii) For corner lots, the minimum setback to the secondary street is 3 metres for premium courtyard (referred to as economy traditional in DCP), traditional and dress circle lots, and 1.5 metres for courtyard lots. The only exception to these requirements is where premium courtyard, traditional and dress circle corner lots have secondary frontage to a minor access or stub road reserve in which case the minimum side setback to this secondary frontage may be reduced to 1.5 metres. These setback requirements to secondary street frontages are shown on the Sector Plan Map.
- (iii) Despite any provisions of this sector plan, on corner lots other than for corners to pathway reserves, the provisions of section 47 of the Standard Building Regulations are applicable to each corner lot.
- (iv) For all lots fronting the golf course the minimum setback to the rear boundary is 6 metres, as shown on the Sector Plan Map. All other lots have a minimum setback to a rear boundary of 6 metres incorporating a 3-metre building encroachment area where dwellings (including patios, verandahs and pergolas) may extend to an absolute minimum rear setback of 3 metres for a maximum of 60% of the width of the lots.
- (v) Where lots have a zero setback side boundary nominated on the Sector Plan Map, it is mandatory for the external wall of the building to be built to this boundary in accordance with Council's requirements for courtyard lots, and non-mandatory for premium courtyard lots. A building which is built to a zero lot line boundary must have a minimum length of wall on this boundary of six metres. Where a non-mandatory zero lot line is not utilised (ie. on premium courtyard lots) or for the balance of any dwelling not built to this boundary, it must comply with the relevant side setback requirement for that lot type. A zero lot line tolerance of up to 0.25 metres is permitted to accommodate a gutter overhang. Where the 0.25 metre tolerance is used, fencing to the zero lot line boundary must not be provided for this length of external wall.
- (vi) All other side boundary setbacks for each lot type nominated on the Sector Plan Map are to be as specified in Table 1. Side entry canopies or gateway structures over dwelling entries are permitted within the side boundary setback area.
- (vii) Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a zero lot line boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
- (viii) Setbacks other than a zero lot line are to ensure unrestricted pedestrian access around the dwelling.

.3 *Second Storey*

- (i) The front and rear setbacks and the setback to a secondary street frontage (corner lots) for each lot type nominated on the Sector Plan Map are to comply with the setback requirements specified in Clauses 8.1.5.2(i), (ii), (iii) and (iv), with the exception that the second storey setback to a secondary street frontage is to be 2 metres for a corner courtyard lot.
  - (ii) Where lots have a zero lot line side boundary nominated on the Sector Plan Map, the external wall of the second storey is to comply with the minimum zero lot line setbacks specified in Table 1. Building part of the second storey wall to this boundary is acceptable provided it:
    - (a) has a minimum length of six metres and a maximum length of fifty percent (50%) of the length of the zero lot line shown on the Sector Plan Map;
    - (b) the building design, detailing and finish adds interest and softens the visual bulk of the zero lot line façade; and
    - (c) it is responsive to privacy and overshadowing considerations of adjacent properties.
  - (iii) Side boundaries which are not zero lot line are to have the minimum setbacks specified in Table 1.
  - (iv) For any two storey dwelling the horizontal length of wall in one plane irrespective of projections and setbacks is to be not greater than 15 metres, provided that lengths of wall with external faces off-set one metre or more are to be measured separately.
  - (v) Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a zero lot line boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.
- .4 A building or structure and any retaining wall on a lot is to be structurally independent of a building or structure or retaining wall on an adjoining lot.

8.1.6 Private Open Space and Landscaping

- .1 The preferred location of the private open space nominated in Table 1 for each lot type other than traditional and dress circle lots is shown on the Sector Plan Map, although other locations within each lot are acceptable having regard to the natural features of the lot, desirable northerly orientation, view opportunities, housing layout, privacy considerations and the influence of neighbouring buildings or open space.
- .2 Major private open space is to have a maximum gradient of 1 in 10.

- .3 All private open space is to be designed to ensure useability, e.g. as entry courts, outdoor living areas or for service use as appropriate.
- .4 Landscape planting is to be provided, wherever practicable, to soften the appearance and give scale to dwellings and fences.
- .5 For that part of a lot not utilised for buildings, driveways and parking (ie. the balance area), the use of permeable or absorbent finishes, eg. grass, planting or garden beds, is to be maximised. A minimum of 25% of the total lot area is to be absorbent landscaping. This requirement is of particular importance in the building setback areas of the lot.
- .6 The front yard of the lot is to be landscaped by way of the planting of trees, hedges, shrubs, grass, gardens or other forms of landscape embellishment, whether or not there is also provided pathways, driveways or privacy fences.

#### 8.1.7 Building Appearance

- .1 Building design, roof form, detailing and materials visible from public areas and adjoining properties are not to be in strong visual contrast with the character of attractive neighbouring buildings.
- .2 The incorporation of open frame construction elements is encouraged particularly where building facades face streets and parks, in order to create an architecture which softens the visual impact of the building, enhances the streetscape and responds to the climate and lifestyle of South-East Queensland. In particular, the use of verandahs, terraces, balconies, and pergolas is encouraged. Building designs incorporating projecting elements such as front rooms, bay windows, entry porticos and articulated plan forms are also encouraged in order to achieve interesting elevational treatments.
- .3 Dwellings constructed on corner lots or golf front lots are to be designed to address both frontages.
- .4 The building façade facing the street (ie. the street where a lot has its front setback as shown on the Sector Plan Map) is to be designed as the front address of the property and incorporated with the following building elements:
  - (i) an entry portico;
  - (ii) windows of predominantly habitable rooms facing the street;
  - (iii) at least one of the following open-framed construction elements with minimum dimensions of 1.5 metres depth and 50% of the total width of the dwelling:
    - (a) verandah;
    - (b) terrace with a pergola over;
    - (c) balcony; and



- (iv) at least one of the following additional features:
  - (a) bay window;
  - (b) articulated feature window;
  - (c) other building recesses and projections incorporating a minimum 2 metre articulated plan form.
- .5 The building façade facing the golf course or secondary street is to incorporate at least the following building elements:
  - (i) predominantly habitable rooms facing the golf course or secondary street; and
  - (ii) two or more of the following additional features:-
    - (a) verandah;
    - (b) terrace with a pergola over;
    - (c) balcony;
    - (d) bay window;
    - (e) articulated feature window;
    - (f) other building recesses and projections incorporating a minimum two-metre articulated plan form.
- .6 Garages are to be designed to be compatible with the dwelling design, and for courtyard and premium courtyard lots (frontages less than 20 metres), the maximum width is limited to a double garage.
- .7 Sheds greater than 9 square metres in area are to meet the building setback requirements for all lot types. The design, appearance and materials of these sheds are to complement the appearance of the main dwelling by meeting the requirements for building materials and colours of a main dwelling (refer Clause 8.1.8). Unfinished metal sheds of any size are not permitted.
- .8 Sheds of any size are to be suitably screened from the street, park and golf course (i.e. located behind or to the side of the main dwelling, screened by landscaping and/or side fence returns, etc.)
- .9 The form and design of roofs are to have a residential character and complement the architecture of the dwellings. The roof form for all housing is to have a minimum roof pitch of 25 degrees and be predominantly hipped in profile. Flat roofs are not permitted, unless they form a minor element of the roof form. Vaulted and other roof forms are to be considered on their merits by Council in consultation with the principal developer.
- .10 Ground level open type pergolas may be built abutting any side boundary. No part of any such structure abutting a side boundary is to be attached to the wall of an adjoining building.
- .11 All buildings and structures are to be of good quality materials, fixtures, workmanship and finish.

- .12 Architectural and landscape design is to achieve a high standard of design for climate effects, soil conditions, and overall harmony and cohesion.

#### 8.1.8 Building Colours and Materials

- .1 Bright colours (eg. red, yellow, violet and pink), highly reflective finishes (eg. unfinished metal), and colours and finishes which are otherwise unsympathetic (eg. discordant patterns) are not permitted as major colours for roof, wall, garage door and other major vertical surfaces such as front courtyard walls and secondary street frontage walls.
- .2 Roof, wall and garage door colours are to be selected to be complementary.
- .3 Colour accents, including brighter or stronger colours, are acceptable only on detailed building elements such as window and door frames, gutters, fascias and downpipes.
- .4 The major wall material for lots within this sector is to be rendered or bagged and painted masonry provided that the following wall materials may be used in combination as minor proportions of the dwelling walls:
- (i) Fibre cement with rendered and painted texture finish;
  - (ii) Painted or stained weatherboard; or
  - (iii) Stone or prefinished materials provided they have a natural appearance.

Other materials are to be considered on their merits by Council in consultation with the principal developer and, if acceptable, are to be recorded in Council's 'North Lakes Register of Alternative Acceptable Design Solutions'.

Where a wall extends to the underside of eaves in a gabled roof or where the roof design incorporates a gable, it is to be treated as a wall extension element rather than a roof gable for the purpose of building material selection. Fibre cement cladding used as a minor element to this part of the wall or gable is therefore required to be rendered or texture painted or articulated with timber battens.

Consistent with the overall visual impact sought, the use of visually recessive materials for other building elements, e.g. clay tiles for roofing or rock for retaining walls, is encouraged.

- .5 Roofing materials are limited to the following:
- (i) Corrugated prefinished and coloured metal sheets (e.g. colorbond); or
  - (ii) Clay, concrete or slate tiles.

Roof materials and colours are not to be highly reflective.

Gutters and downpipes are to be prefinished or painted to match the dwelling, or to provide appropriate colour accents.

- .6 The letterbox is to be incorporated into a rendered or bagged and painted masonry pier to complement the dwelling, with a maximum height of 800mm.

#### 8.1.9 Garages/Carports

- .1 The minimum on-site parking provision for each lot type is to be as specified in Table 1.
- .2 On lots where more than two on-site parking spaces are required (ie. traditional and dress circle lots), the minimum garage setbacks must be 4.5 metres and 6.0 metres for a double garage and a single garage, respectively. The third required on-site parking space may be provided as a “swing in” space perpendicular to the side boundary, as a tandem parking space on the driveway or in any other appropriate off-street configuration.
- .3 Triple garages are not acceptable unless it can be demonstrated that they will not adversely impact on the streetscape. A triple garage may only be acceptable on a traditional or dress circle lot or premium courtyard lots with frontages wider than 20 metres. Triple garages which are proposed to front the street will only be considered where the alignment of the third garage space is off-set 2 metres or more from the alignment of the other 2 garages or where the three garages are proposed as a combination of front facing and swing-in garages. A swing-in triple garage perpendicular to the side boundary and projecting forward of the front façade of the dwelling will be considered on its merits by Council in consultation with the principal developer.
- .4 On courtyard lots, garages are not to project forward of the front facade of the dwelling, in order to avoid a streetscape dominated by garages. The only exception to this is on lots which are splayed in shape where garages may need to be set forward of the front facade of the dwelling in order to be reasonably sited in relation to a narrow frontage to the street. Villa lots are only permitted to have a single garage.
- .5 On the larger premium courtyard, traditional and dress circle lot types, garages with garage doors facing the street may project forward of the front facade of the dwelling by a maximum of 3 metres, subject to meeting the overall minimum front building setback requirement as specified in Table 1.
- .6 Garages with garage doors which face the side of the lot, i.e. with “swing in” access, may project forward of the front facade of the dwelling by a maximum of 6 metres or by a maximum of 8 metres where landscaping is provided along the front façade and additional vehicle manoeuvring is required. Swing-in garages and building projections which are forward of the front façade of the dwelling by more than 8 metres will be considered on

their merits by Council in consultation with the principal developer. In any case, swing-in garages must meet the minimum front building setback requirement. A “swing-in” garage is to incorporate detailing in the wall facing the street complementing the character of the main dwelling (eg. incorporation of windows or glass panels).

- .7 Detailing of garage door surfaces to soften their visual impact to the street is encouraged, e.g. raised panel sectional overhead doors instead of plain roller doors. Plain roller doors are not permitted within this sector.

#### 8.1.10 Boundary Fencing

- .1 In order to ensure a predominance of landscaping in front of buildings and hence more attractive streetscapes front fencing, including secondary front fencing on corner lots, is not permitted. The only exceptions to this requirement are for lots sharing a common boundary with the western side of Copeland Drive and the southern boundaries of the lots abutting the western entry road off Copeland Drive and the linear park, where one of the following fencing styles is permitted along the full length of these frontages:

- (i) face brickwork or rendered and painted masonry piers (either with or without a minimum 300mm matching base), and infills of matching masonry, toughened glass feature panels, coloured metal tube, painted or treated timber lattice or timber battens, or ‘Good Neighbour’ style timber palings; or
- (ii) painted or stained timber palings boarded on both sides, with capping and either shaped posts or rendered and painted masonry piers;

Fencing is to be incorporated with landscaping to these frontages.

- .2 ‘Soft’ enclosures and demarcations of the front property boundary, e.g. hedges, earth mounding and landscape planting, are encouraged. Where hedges are established to delineate a front boundary, gates may be incorporated, providing established and vigorous plantings are utilised for hedges.
- .3 For the golf front lots and the park front lot on the eastern side of Copeland Drive, fencing along the golf front or park front boundary is to be a maximum of 1.8 metres high and constructed of face brickwork or rendered and painted masonry piers (either with or without masonry base) and/or hardwood timber posts, and infills of coloured metal tube.
- .4 Fencing to side and rear boundaries (except as otherwise provided for under Section 8.1.10 in relation to special fencing requirements) is to be a maximum of 1.8 metres high to provide a visual screen, and constructed of one or a combination of the following:
  - (i) face brickwork or rendered and painted masonry;

- (ii) painted or stained timber palings boarded on both sides, with capping and/or shaped posts;
  - (iii) brushwood style fencing; or
  - (iv) timber paling fencing with timber capping on the front returns.
- .5 Fencing to side boundaries is to finish one metre behind the main building line. The colour, finish and design of all fencing is to complement the architecture of the dwelling and blend with the streetscape.
- .6 Retaining walls constructed along side boundaries and protruding forward of the nearest building line on the lot must be tapered to meet the profile of the finished ground line. Sleeper retaining walls are not permitted to any streetfront boundary.

#### 8.1.11 Driveways

- .1 Only one driveway is permitted for each lot. Other than for access to double garages on rear laneways or where site specific issues warrant increased driveway width for vehicle manoeuvrability (eg. To manoeuvre around service installations), driveways are to be no wider than 5 metres when measured at the front property line.
- .2 At least 0.75 metres of screen planting or turf along the property frontage between driveways and side boundaries is encouraged in order to avoid driveways being immediately adjacent to one another.
- .3 Driveways are to be paved for their full width (ie. “car tracks” are not permitted).
- .4 Driveways to all lots in the sector are limited to the acceptable finishes of coloured concrete pavers or clay pavers or natural stone pavers on a concrete base.

Other driveway finishes may be considered on their merits by Council in consultation with the principal developer. Plain concrete driveways are not permitted to any lots in the sector.

- .5 All driveway grades from the property boundary (not the kerb) to the garage are to conform with the North Lakes standard drawings for residential driveway layout and construction. The profile of the section of driveway between the front property boundary and the kerb is to follow the Council approved grade.

#### 8.1.12 Ancillary Structures

- .1 *Signs*

Signs and hoardings for advertising products and businesses are not

permitted on residential lots with the exception of businesses being undertaken from home within the definition of a detached house, approved home occupations or display home signage, which may only be erected with the prior approval of the principal developer. Builders/tradespersons' signs are permitted where they are required on lots during construction.

.2 *Air Conditioners*

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

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

.3 *Television/Radio Antennae & Satellite Dishes*

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

.4 *Solar Water Heaters*

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

.5 *Other Structures*

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

.6 *Unsightly Objects*

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

## **8.2 Medium Density Residential Design and Siting Guidelines**

The following Medium Density Residential Design and Siting Guidelines for North Lakes are to be complied with in the development of any medium density housing within Residential Sector Thirty-One:

### **8.2.1 Building Controls**

- .1 Only one detached house is permitted on each building lot. On a duplex dwelling lot, the one building consists of two dwelling units. For townhouse units, the building consists of more than two dwelling units.
- .2 The maximum building height is ten (10) metres measured from the natural ground level to the top of the roof. The maximum number of storeys is two (2). Attics which are wholly contained within the roof space are not defined as a storey.
- .3 In addition to the Street Setbacks and Building Envelope and Siting Design Elements of the QRDG Integrated Development Guidelines, eaves up to 600mm (excluding gutters) are permitted within setback areas other than where buildings are built to a zero lot line boundary.

### 8.2.2 Landscaping

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

### 8.2.3 Building Appearance

- .1 The incorporation of open frame construction elements in the different dwelling types is encouraged particularly where building facades face streets and parks, in order to create an architecture which softens the visual impact of the building, enhances the streetscape and responds to the climate and lifestyle of South-East Queensland. In particular, the use of verandahs, terraces, balconies, and pergolas is encouraged. Building designs incorporating projecting elements such as front rooms, bay windows, entry porticos and articulated plan forms are also encouraged in order to achieve interesting elevation treatments.
- .2 The form and design of roofs are to have a residential character and complement the architecture of the dwellings. A minimum roof pitch of 25 degrees is to apply for all housing. Flat roofs are not permitted, unless they form a minor element of the roof form. Vaulted and other roof forms are to be considered on their merits by Council in consultation with the principal developer.

- .3 The building façade facing the golf course or Copeland Drive is to incorporate at least the following building elements:
  - (iii) predominantly habitable rooms facing the golf course or Copeland Drive; and
  - (iv) two or more of the following additional features:-
    - (g) verandah;
    - (h) terrace with a pergola over;
    - (i) balcony;
    - (j) bay window;
    - (k) articulated feature window;
    - (l) other building recesses and projections incorporating a minimum two-metre articulated plan form.
- .4 Architectural and landscape design is to achieve a high standard of design for climate effects, soil conditions, and overall harmony and coherence.
- .5 The letterbox is to be incorporated into a rendered or bagged and painted masonry pier to complement the dwellings.

#### 8.2.4 Streetscape (Internal)

- .1 In addition to the requirements of QRDG, any area of the development containing single detached houses, should include variation to the road reserve width, as anticipated by Queensland Streets, where excessive lengths of road are proposed. This variation in road reserve width would in turn vary the building setbacks in order to ensure an interesting streetscape.
- .2 The use of varying external colours is encouraged. Such variations in colour will further provide interest in the streetscape.

#### 8.2.5 Building Colours and Materials

- .1 Bright colours (eg. red, yellow, violet and pink), highly reflective finishes (eg. unfinished metal), and colours and finishes which are otherwise unsympathetic (eg. discordant patterns) are not permitted as major colours for roof, wall, garage door and other major vertical surfaces such as front courtyard walls and secondary street frontage walls.
- .2 Roof, wall and garage door colours are to be selected to be complementary.
- .3 Colour accents, including darker or brighter, stronger colours, are acceptable only on detailed building elements such as window and door frames, gutters, fascias and downpipes.



.4 The major wall material within this sector is to be rendered or bagged and painted masonry provided that the following wall materials may be used in combination as minor proportions of the dwelling walls:

- (i) Fibre cement with rendered and painted texture finish;
- (ii) Painted or stained weatherboard; or
- (iii) Stone or prefinished materials provided they have a natural appearance.

Other materials are to be considered on their merits by Council in consultation with the principal developer and, if acceptable, are to be recorded in Council's 'North Lakes Register of Alternative Acceptable Design Solutions'.

Where a wall extends to the underside of eaves in a gabled roof or where the roof design incorporates a gable, it is to be treated as a wall extension element rather than a roof gable for the purpose of building material selection. Fibre cement cladding used as a minor element to this part of the wall or gable is therefore required to be rendered or texture painted or articulated with timber battens.

Consistent with the overall visual impact sought, the use of visually recessive materials for other building elements, e.g. clay tiles for roofing or rock for retaining walls, is encouraged.

.6 Roofing materials are limited to the following:

- (i) Corrugated prefinished and coloured metal sheets (e.g. colorbond); or
- (ii) Clay or concrete tiles.

Roof materials and colours are not to be highly reflective.

Gutters and downpipes are to be prefinished or painted to match the dwelling, or to provide appropriate colour accents.

#### 8.2.6 Design for Solar Access and Energy Efficiency

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

#### 8.2.7 Boundary Fencing

- .1 The eastern side of this sector facing Copeland Drive is permitted to include one of the following fencing styles along the full length of these frontages:
  - (i) face brickwork or rendered and painted masonry piers (either with or without a minimum 300mm matching base), and infills of matching masonry, toughened glass feature panels, coloured metal tube, painted or treated timber lattice or timber battens, or 'Good Neighbour' style timber palings; or
  - (iii) painted or stained timber palings boarded on both sides, with capping and either shaped posts or rendered and painted masonry piers;

Fencing is to be incorporated with landscaping to these frontages.

- .2 'Soft' enclosures and demarcations of the front property boundary, e.g. hedges, earth mounding and landscape planting, are encouraged. Where hedges are established to delineate a front boundary, gates may be incorporated, providing established and vigorous plantings are utilised for hedges.
- .3 For the golf and linear park fronts on the western and southern boundaries of the sector fencing is to be a maximum of 1.8 metres high and constructed of face brickwork or rendered and painted masonry piers (either with or without masonry base) and/or hardwood timber posts, and infills of coloured metal tube.
- .4 Fencing within the sector is to be undertaken in a coordinated manner and is to be detailed as part of any future development application
- .5 Retaining walls constructed along side boundaries and protruding forward of the nearest building line on the lot must be tapered to meet the profile of the finished ground line. Sleeper retaining walls are not permitted to any streetfront boundary.

#### 8.2.8 Carparking

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

## 8.2.9 Ancillary Structures

### .1 *Signs*

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

### .2 *Air Conditioners*

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

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

### .3 *Television/Radio Antennae & Satellite Dishes*

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

### .4 *Solar Water Heaters*

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

### .5 *Other Structures*

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

### .6 *Unightly Objects*

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

## 8.3 Landscaping of Parks and Road Reserves

### 8.3.1 Design Strategy

- .1 Landscaping is an integral part of the total design of the DCP area and landscape development within the road reserves in this sector must be consistent with the overall intent of the Landscape Concept Plan and landscape design principles for the wider precinct.
- .2 Landscaping within the sector must:-
  - (i) be predominantly native planting species;
  - (ii) unify the sector through planting type, texture, colour and hard landscaping elements;
  - (iii) be in scale with the buildings and outdoor spaces;
  - (iv) create a comfortable and attractive environment;
  - (v) screen utility installations from public view;
  - (vi) ensure that planting effects are contextually appropriate within the broader landscape strategy for the precinct;
  - (vii) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting;
  - (viii) address the landscaping of the various areas as shown on the Sector Landscape Plan in accordance with the requirements of this clause; and
  - (ix) 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.
- .3 The species of trees, shrubs and ground covers used in road reserves are to be selected from the Plant List in Annexure B. Plants of similar characteristics may be substituted for a species in the Plant List and other plant types may be permitted, if approved by Council.
- .4 The Sector Landscape Plan (refer Figure 6a & 6b) shows the areas of the internal road to be landscaped based on the Proposed Plan of Subdivision. The layout and location of planting areas and the like are shown in indicative terms only and will vary as a result of detailed design development.

### 8.3.2 Streetscape Design

- .1 The locations of street planting along the residential streets within the sector are shown indicatively on the Sector Landscape Plan. This plan also shows the indicative locations and alignments of carriageways and pathways which may be provided.
- .2 Final streetscape designs forming part of a development application for operational works are to comply with the Integrated Development Design Elements B1, B2 and B3 of the Queensland Residential Design Guidelines.

### 8.3.3 Landscape and Planting Plan

The final landscaping and planting within road reserves of 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.

## **8.4 Signage and Artworks within Parks and Road Reserves**

8.4.1 Signage within the road reserves of the sector must provide:

- .1 visible and legible signs;
- .2 an uncluttered streetscape;
- .3 professional and co-ordinated graphics for the identification of different uses within the sector (if required);
- .4 signs compatible with their surroundings; and
- .5 generally simple, robust and low maintenance signage elements.

8.4.2 The location, form, scale, materials and colour selection of signage must be in keeping with the residential environment and must not dominate the urban landscape at ground level.

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

## **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 to be provided 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 provided, construct the following roads including carriageways, stormwater drainage, verges, bus setdowns, footpaths, bikeways, landscaping, traffic control devices and streetlighting. Any reference to initial construction in this section is a reference to construction approved by Council in accordance with the rezoning conditions and MHIA.

- .1 All internal collector and access roads and streets.
- .2 A two lane undivided sub-arterial road being the further extension of Discovery Drive from the existing intersection with Davenport Parade to the future intersection with the golf clubhouse approach road and a two lane collector road being the golf clubhouse approach road through to the eastern boundary of the sector, in accordance with the MHIA.
- .3 Intersections at the intersection points along the extension northwards of Discovery Drive (refer Figure 8) to suit the standard of construction of adjacent roads including, if required, auxiliary left turn, right turn, stand-up lanes and traffic signals. The staging of traffic signals may be undertaken in accordance with a timetable approved by Council as per the MHIA; and
- .4 Bikeways and pathways along internal collector roads.

The construction of the abovementioned infrastructure to the final standard is to be undertaken in accordance with the staging and timing outlined in the MHIA. The 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**

- .1 Construct internal reticulation systems to service all properties in the sector;
- .2 Construct an extension of the water supply network within the DCP area, including those relevant sections of the mains shown on figure 9, necessary to service the anticipated demand within this sector; and

- .3 Make contributions towards water headworks and bulk water supply in accordance with the MHIA.

#### 9.1.3 Sewerage

Unless already provided, construct all internal sewerage systems to service the properties in the sector and make contributions towards sewerage headworks in accordance with the MHIA, and unless otherwise agreed with Council:

- .1 Construct the trunk gravity main TM4A and TM4 from the connection with the internal sewerage system to the temporary pump station TPS1 initially, and ultimately to the future pump station PS2 as shown on Figure 10.
- .2 Construct the ultimate pump stations PS180 and PS2, and discharge rising mains RM1 and RM2 in accordance with the staging requirements of the MHIA and Interim Sewerage Discharge Scheme.

#### 9.1.4 Stormwater

- .1 The principal developer must comply with the provisions of the Stormwater Management Plan for Tributary B, 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.
- .2 In addition, the principal developer must construct stormwater drainage systems as required by the MHIA to roads, parks and lots.

#### 9.1.5 Parks

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

#### 9.1.6 Electricity Supply and Lighting

- .1 Provide underground electricity distribution to all properties within the sector to Energex (or another appropriate supplier of electricity) and Council standards;
- .2 Provide public lighting to all roads, streets, parks and other public areas and facilities within the sector to Energex (or another appropriate supplier of electricity) and Council standards; and
- .3 Provide high voltage electricity services to service the sector to Energex (or another appropriate supplier of electricity) and Council standards.

9.1.7 Communications

Arrange for the installation of underground telephone and broadband communications services for all properties in the sector.

**9.2 State Government Infrastructure Requirements**

9.2.1 There are no items of State Government infrastructure to be provided by the principal developer in conjunction with the development of the sector.

9.2.2 A local bus service must be provided to service the sector in accordance with the agreement with Queensland Transport.

9.2.3 The principal developer must contribute towards the cost of providing kerbside infrastructure associated with the public transport system. Such contribution is to be in accordance with the agreement with the State Government.

**9.3 Infrastructure Affected by Development**

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

- .1 Roads external to the DCP area and the sector;
- .2 Water Supply infrastructure;
- .3 Sewerage infrastructure;
- .4 Stormwater;
- .5 Parks;
- .6 Community Facilities;
- .7 Electricity and Gas Supply;
- .8 Communications Systems, and
- .9 State Government Infrastructure.

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 Agreements**

The MHIA describes the infrastructure which 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 9.1 are the principal developer's obligations under the MHIA in so far as they relate to this sector.

Infrastructure Agreements have been entered into by the principal developer with the Department of Main Roads and Queensland Transport. Any infrastructure requirements of those State Government Departments relating to this sector will be provided in accordance with the existing agreements.

#### **9.5 Program for Infrastructure Provisions**

The principal developer 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. Initial infrastructure works are anticipated to be constructed by September 2003. 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.

The local bus service will be provided in accordance with clause 9.2.2.

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 MHIA, 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 sector is 13.5ET for standard residential and 28 ET\* for medium density residential.

9.6.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 43.2EP for standard residential and 134.4EP\* for medium density residential.

\* Based on 56 units

## **10.0 Assessment of Compliance with Precinct Plan Performance Criteria**

As stated in section 8.1.1, the design and siting guidelines contained in this sector plan are considered by Council to be acceptable solutions which are consistent with the performance criteria of the *Queensland Residential Design Guidelines* and satisfy the performance provisions of the precinct plan. Other design and siting solutions will be considered by Council on their merits having regard to the performance criteria of 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 required.

# **ANNEXURE A**

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

## METES & BOUNDS

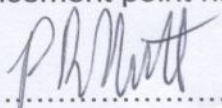
### CLUB HOUSE SOUTH - RESIDENTIAL SECTOR 31

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FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES  
EASTING – 501471.085 METRES, NORTHING – 6988938.777 METRES, THENCE  
IN AN EASTERLY DIRECTION AT A BEARING OF 77°03'20"  
FOR A DISTANCE OF 111.774 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 186°0'  
FOR A DISTANCE OF 46.565 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 187°10'  
FOR A DISTANCE OF 20.625 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 192°51'05"  
FOR A DISTANCE OF 21.276 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 198°20'  
FOR A DISTANCE OF 18.717 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 204°0'  
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 209°40'  
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 215°20'  
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 221°10'  
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 227°0'  
FOR A DISTANCE OF 20 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 223°20'  
FOR A DISTANCE OF 11.922 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 299°33'30"  
FOR A DISTANCE OF 23.498 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 5°52'25"  
FOR A DISTANCE OF 28.444 METRES (MORE OR LESS), THENCE  
IN A NORTHERLY DIRECTION AT A BEARING OF 356°34'15"  
FOR A DISTANCE OF 129.925 METRES (MORE OR LESS),  
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
1.4204 HECTARES (MORE OR LESS).

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

  
.....  
Licensed Surveyor/Director

# ANNEXURE B

## PLANT LIST



**Annexure B: Plant List -  
Residential Sector Thirty-One  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
Acronychia laevis	Hard Aspen
Acacia aulacocarpa	Black Wattle
Acacia fimbriata	Brisbane Wattle
Acmena smithii	Lilly Pilly
Angophora costata	Smooth Barked Apple
Banksia integrifolia	Coast Banksia
Brachychiton acerifolium	Flame Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon salignus	Pink Tips
Callitris columellaris	Bribie Island Pine
Cupaniopsis anacardioides	Tuckeroo
Eucalyptus maculata	Spotted Gum
Eucalyptus microcorys	Tallowwood
Eucalyptus propinqua	Small Fruited Grey Gum
Eucalyptus ptychocarpa	Swamp Bloodwood
Eucalyptus resinifera	Red Mahogany
Eucalyptus signata	Northern Scribbly Gum
Eucalyptus tereticornis	Forest Red Gum
Eucalyptus tessellaris	Moreton Bay Ash
Euodia elleryana	Pink Euodia
Ficus Hillii	Hill's Fig
Ficus macrophylla	Moreton Bay Fig
Ficus obliqua	Small-leaved Fig
Grevillea robusta	Silky Oak
Jacaranda mimosifolia	Jacaranda
Leptospermum petersonii	Lemon Scented Tee Tree
Lophostemon suaveolens	Swamp Box
Melaleuca quinquenervia	Broadleaved Paperbark
Oreocallis sp. nova (wickhamii)	Tree Waratah
Pittosporum rhombifolium	Hollywood
Syzygium australe	Bush Cherry
Syzygium Blaze	Blaze
Syzygium Elite	Elite
Syzygium leuhmanii	Small Leaved Lilly Pilly
Waterhousia floribunda	Weeping Myrtle
Xanthostemon chrysanthus	Golden Penda
<b>Shrubs</b>	
Baekkea virgata	Twiggy Myrtle
Baekkea virgata dwarf	Dwarf Baekkea
Banksia Birthday Candles	Birthday Candles
Banksia ericifolia	Heath Banksia
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River

**Annexure B: Plant List -  
Residential Sector Thirty-One  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
Callistemon Little John	Little John
Grevillea "Coconut Ice"	Coconut Ice
Grevillea "Majestic"	Majestic
Grevillea "Superb"	Superb
Grevillea Honey Gem	Honey Gem
Grevillea Ned Kelly	Ned Kelly
Hovea acutifolia	Pointed Leaf Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca Claret Tops	Claret Tops
Melaleuca linariifolia	Snow in summer
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Tiny Trev	Dwarf Lilly Pilly
Tibouchina Juls	Dwarf Lassiandra
Tibouchina urvilliana	Lassiandra
Westringea fruticosa	Wynyabbie Gem
<b>Groundcovers</b>	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Alternanthera dentata	Alternanthera
Austromyrtus dulcis	Midyim Berry
Brachyscome microcarpa	Forest Daisy
Brachyscome multifida	Daisy
Cissus antarctica	Grape Ivy
Cissus rhombifolium	Grape Ivy
Crinum pendunculatum	Swamp Lily
Cymbopogon refractus	Barbed Wire Grass
Dianella caerulea	Flax Lily
Dianella revoluta	Spreading Flax Lily
Dietes bicolor	Japanese Iris
Dietes grandiflora	Wild Iris
Doryanthes excelsa	Gynea Lilly
Erigeron karvinskianus	Sea Side Daisy
Grevillea Bronze Rambler	Bronze Rambler
Grevillea Royal Mantle	Prostrate Grevillea
Hardenbergia violacea	False Sarspiralla
Helichrysum ramosissimum	Yellow Buttons
Hibbertia scandens	Snake Vine
Kennedia rubicunda	Dusky Coral Pea
Lomandra longifolia	Mat Rush
Lomandra multiflora	Many Flowered Mat Rush
Myoporum ellipticum	Creeping Boobiolla
Pennisternum alopecuroides	Swamp Foxtail
Poa labillardieri	Tussock Grass



**Annexure B: Plant List -  
Residential Sector Thirty-One  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
Zierra Carpet Star	Carpet Star
<b>Grasses</b>	
Danthonia induta	Wallaby Grass
Cynodon dactylon	Green Couch
Pennisetum alopecuroides	Swamp Foxtail
Poa australis	Native Poa
Themeda australis	Kangaroo Grass
Digitaria didactyla	Blue Couch
<b>Vines</b>	
Trachelospermum jasminoides	Star Jasmine
Pandorea jasminoides	Bower of Beauty
Hibbertia scandens	Snake Vine
Grevillea Royal Mantle	Prostrate Grevillea
<b>Street Trees</b>	
Acmena smithii	Lilly Pilly
Alphitonia excelsa	Red Ash
Angophora costata	Smooth Barked Apple
Backhousia citriodora	Lemon Scented Myrtle
Barklya syringifolia	Crown of Gold Tree
Brachychiton acerifolium	Flame Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Bribie Island Pine
Cassia brewsteri	Leichhardt Bean
Cupaniopsis anacardioides	Tuckeroo
Eucalyptus maculata	Spotted Gum
Eucalyptus microcorys	Tallowwood
Flindersia australis	Crows Ash
Grevillea baileyana	White oak
Harpullia pendula	Tulipwood
Hymenosporum flavum	Native Franjipanii
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca leucadendron	Small Leaved Paperbark
Melaleuca quinquenervia	Broadleaved Paperbark
Metrosideros queenslandicus	Lilly Pilly
Peltophorum pterocarpum	Yellow Flame Tree
Pittosporum rhombifolium	White Holly
Podocarpus elatus	Brown Pine
Pongamia pinnata	Pongamia
Syzygium australe	Scrub Cherry
Syzygium leuhmanii	Small Leaved Lilly Pilly
Xanthostemon chrysanthus	Golden Penda

# **ANNEXURE C**

## **SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR THIS SECTOR**

**SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR RESIDENTIAL SECTOR TWENTY-ONE**

<p align="center">Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p align="center"><b>COLUMN A</b></p>	<p align="center">Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</p> <p align="center"><b>COLUMN B</b></p>	<p align="center">Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p align="center"><b>COLUMN C</b></p>	<p align="center">Purposes for which premises may not be erected or used (Prohibited Development)</p> <p align="center"><b>COLUMN D</b></p>
<p>Associated unit in association with lot types 1-3 (table 6.1 of the DCP) Caretaker's residence Detached house Display home Domestic storage and recreation structures where &lt;8% of the site area Family day care centre Local utilities Park</p>	<p><b>Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.</b></p> <p>Apartments (on lot greater than 1000m<sup>2</sup> in area) Duplex dwelling Estate Sales Office (on lot greater than 1000m<sup>2</sup> in area) Townhouse units</p>	<p><b>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</b></p>	<p>Adult product shop Agriculture Air strip Amusement premises Animal husbandry Aquaculture Bulk garden supplies Camping grounds Car park Car wash Caravan park Casino Catering premises Cattery Cemetery Commercial services Communication services Communication station where part of any mast is higher than 10m above ground level, or is attached to a building and projects more than 3m from that building Community premises Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Cultural facility Dairy Educational establishment Entertainment library Extractive industry Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Helicopter landing site Hospital</p>

<b>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</b>  <b>COLUMN A</b>	<b>Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</b>  <b>COLUMN B</b>	<b>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</b>  <b>COLUMN C</b>	<b>Purposes for which premises may not be erected or used (Prohibited Development)</b>  <b>COLUMN D</b>
			Host farm Hotel Indoor recreation Institution Junk yard Kennels Licensed club Lot feeding Mini-brewery Motel Motor sport or shooting Occasional market Office Outdoor recreation Outdoor sales Passenger terminal Piggery Place of worship Poultry farm Re-cycling depot Restaurant Retail nursery Retail showroom Rural industry Service industry Service station Shop >200m <sup>2</sup> GFA Shopping centre Showground Simulated conflict Special use Stable Stock sales yard Technology industry Tourist facility Transport terminal Transportable home village Turf farming Vehicle hire depot Vehicle sales yard Veterinary clinic Veterinary hospital Warehouse

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