

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 004 - 2000**

**for**

**Retirement Sector Two**

**Southern Residential Precinct**

**North Lakes Development**

**29 May 2009**

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## **1. 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 *Retirement Village Sector 2*. This document constitutes the Sector Plan for Residential Sector Two.
- 1.6 The location of the sector within the DCP area and the Southern Residential Precinct is shown on Figure 1.
- 1.7 The Southern Residential Precinct Plan (No. 004) 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. Sector Plan Context**

- 2.1 Retirement Village Sector 2 is located in the western part of the Retirement Village Precinct. The sector is broadly defined by Lake Eden and the golf course to the north, Endeavour Boulevard to the south and south west, and Retirement Village Sector 1 to the 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 approximately 5.075 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 and/or Medium Density Housing for this sector, the planning intent for Retirement Sector Two is to provide for another form of development being a retirement village. The retirement village will consist of attached and detached dwelling units. The retirement village will include community facilities, private open space, and sport and recreation facilities principally for the use of residents, which will cater for the local park needs of the future residents.

## **5.0 Development and Landscape Concept**

### **5.1 Development Concept**

Retirement Sector Two is proposed to be developed as a high quality, integrated residential retirement village which will form a discrete pocket of medium density housing within the North Lakes development. As outlined in the Planning Intent, it will comprise a range of attached and detached dwelling units. It will also include communal open space (private open space) within the housing area, public open space, and supporting engineering infrastructure. The Proposed Plan of Subdivision for the sector is shown in Figure 4.

This Sector Plan identifies the following key land use elements:

- (i) A parcel of land, which will be developed in stages as a retirement village. It forms part of the westernmost residential village identified on the precinct plan map (refer Figure 2), and will accommodate approximately 100 dwellings. This parcel will also make provision for an internal private road(s) and communal open space;

The broad principles for residential planning and design are outlined in the Southern Residential Precinct Plan. More specific development and urban design principles for this sector include the following:

- (i) A mixture of attached and detached dwelling units which will be developed as an integrated community in accordance with the guidelines for Integrated Development contained in the *Queensland Residential Design Guidelines*.
- (ii) Incorporation of a community centre together with associated communal open space (private open space) and recreational facilities;

- (iii) Incorporation of an internal private road(s) offering high accessibility;
- (iv) Truck collector standard entry road (part public road reserve and part private road) connecting to the signalised intersection at Endeavour Boulevard designated as an Arterial Road. Intersection should be Arterial/Sub Arterial standard entry;
- (v) Provision of an extensive pedestrian network linking internal desire lines as well as providing access to surrounding external attracters;
- (vi) The lot adjacent to Endeavour Boulevard is to have only one vehicular access point from Endeavour Boulevard and incorporating noise attenuation treatments and landscape plantings;
- (vii) Provision for a proposed bus route along Endeavour Boulevard;
- (viii) Provision of a cul de sac turn around facility in the north eastern corner to provide private access for the adjoining sector; and
- (ix) A minimum of 5.0 metres of public open space is to be provided to all areas denoted as park on the Sector Plan maps. The public space is to include a concrete path of minimum width of 3.0 metres along the nominated major bicycle and pathway route. The 5.0 metre public open space width is to be clear of all structures, retaining walls, fences, rails, or other obstruction. The pathway is to be designed to the relevant Austroads standards for bicycles. The pathway is to be connected to the pathway constructed on adjoining lots along reasonably direct desire lines to ensure continuity of the pathway system.

Council acknowledges that the development of a retirement village may incorporate a security gate. If such a gate is proposed, a turnaround facility and limited visitor parking must be provided at the front entrance off Endeavour Boulevard, which will prevent non-residential traffic entering the residential area (this residential entry point will also be enhanced with special streetscape treatments).

Residential development in this sector should acknowledge and anticipate the future development permitted, without public notification, in the adjacent Town Centre.

## 5.2 Landscape Concept

The indicative landscape structure and treatment of the sector is shown on Figure 6, Sector Landscape Plan. The principal spatial elements or key areas of the Landscape Concept Plan for the wider precinct as applied to the sector may be summarised as follows:

- (i) Streetscape Planting: the front entrance and the internal private road(s), including speed control devices where required, are to be planted with street trees and associated plantings. Such treatments are intended to enhance the landscape structure of the internal road(s). Special feature planting is also anticipated at the front entry gate to enhance the sense of arrival at this private residential community.

As part of the overall landscape strategy the physical characteristics of the sector have been recognised. Sensitive site planning will be enhanced by landscape plantings within private gardens, parks and along road reserves.

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 can be used as feature planting, for example, to announce the gated vehicular entry to the sector, distinguish the roadway network and provide visual interest and contrast in landscape areas.

Appropriate park and street furnishings and lighting will be utilised in addition to landscaping to create more livable outdoor spaces for residents.

## **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:

- *Estate Sales Office*
- *Retirement Village*

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 provide these provisions, then the provisions of the planning scheme will prevail. This sector plan has addressed all the requirements of Part 7 Division 2 and Part 7 Division 5 of Council's Planning Scheme. Consequently, these divisions in the Planning Scheme requirements (or similar requirements under Council's amended Planning Scheme) do not apply to development in this sector.

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

### **7.3 Specific Requirements**

The following requirements apply to development within this sector:

#### **7.3.1 Lot Number, Subdivision and Staging**

- .1 The lots shown in figure 4 are not intended to be further subdivided.
- .2 The sector may be developed in a staged manner or as a single entity, provided that for each stage the development of individual buildings, communal streets, services and landscaping, and the siting and design of dwellings is undertaken as part of an integrated development.

On completion of work in any stage, the remainder of the sector must be cleared of all rubble, debris and construction material and equipment and landscaped to the satisfaction of Council so as to be capable of being maintained.

### 7.3.2 Vehicular and Pedestrian Access

- .1 Vehicular access ways to all dwellings within the sector are to be from the internal private road(s). As represented by the Vehicle Access Location highlighted on the Sector Plan Map, the vehicular entrance to the sector is from Endeavour Boulevard and via the cul de sac which adjoins the Sector to the east. All these points of vehicular access may be controlled by a security gate provided, in front of the gate accessed from Endeavour Boulevard, adequate provision is made for vehicular turnaround and some parking.
- .2 Pedestrian access into the sector must be provided at the points shown indicatively on the Sector Plan Map.
- .3 Additional pedestrian pathways may be provided in locations and to details approved by Council.
- .4 Pedestrian and vehicular access may be provided for internal access to the east of this sector to the existing village. An emergency access will be provided and maintained should this not be extended.

### 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.
- .6 Attenuating the impact of the flood lights from adjoining developments.

### 7.3.4 Noise Attenuation Measures for Housing next to Major Roads

- .1 For dwellings abutting Endeavour Boulevard, a traffic noise fence (or other suitable treatment as proposed by a qualified acoustic consultant - such as an earth mound) is required to be constructed on the boundary of the sector in order to reduce traffic noise levels on those dwellings.
- .2 Where dwellings abutting Endeavour Boulevard are elevated above the ground or are two storey design, the predicted long term traffic noise levels may exceed

63dB(A). To minimise intrusion of traffic noise into these dwellings they are to be designed to Categories 3 or 4 as defined in Australian Standard AS3671-1989. Residents / builders should seek advice from a person expert in dwelling design which reduces traffic noise intrusion.

### 7.3.5 Regrading Concept

The proposed regrading of this sector needs to relate to both the existing golf course and Lake Eden to the north, the village park to the east and the Town Centre Frame to the south. An indicative regrading concept for this sector has been shown on Annexure E. The earthworks principles reflected on this regrading may be varied with the agreement of Council in consultation with the principal developer, provided it takes into account:

- .1 the integration of levels with surrounding properties;
- .2 the visual impact of batters and/or retaining walls from public roads and park land;
- .3 the maximum retaining wall height of 1 metre above the centerline of the road directly in front of the wall before a step incorporating additional landscaping needs to be provided; and
- .4 the efficient management of earthworks; and

Each subsequent sector plan within the Southern Residential Precinct must address this regrading concept. Implementation may be in a staged manner, in accordance with section 7.3.1

### 7.3.6 Estate Sales Office

During the construction of all stages of the development, it is expected that an estate sales office will be constructed and operated with this sector. The estate sales office will be limited to the sale and marketing of the development contained within this sector and is permitted to include:

- .1 **Site Sales Office:** To be constructed of lightweight materials and paint finished in colours sympathetic with Village building colours. The site sales office will have an area of approximately 20m<sup>2</sup>.
- .2 **Tradesmen Amenities Sheds:** Standard amenity facilities as available from equipment hire contractors. Approximate area of 40m<sup>2</sup>.
- .3 **Tradesmen Toilet Shed:** Standard amenity facilities as available from equipment hire contractors. Approximate area of 20m<sup>2</sup>.
- .4 **Tradesmen Amenities Sheds:** Standard amenity facilities as available from equipment hire contractors. Approximate area of 20m<sup>2</sup>.

The above temporary facilities will be removed near the completion of works. Council may approve other uses or increase the scale of the estate sales at its discretion.

### 7.3.7 Staging of Development

Staging will be undertaken as determined by sales.

## 8.0 Design and Siting Guidelines

### 8.1 Integrated Development Guidelines

- 8.1.1 This sector is proposed to be developed as a retirement village and parkland. For any other use to be developed, this Sector Plan will need to be amended.

The proposed retirement village development will include a mixture of attached and detached dwelling units together with associated communal open space and recreational facilities. The development of the sector, including communal streets, provision of communal facilities and landscaping, and the design, siting and construction of housing, will be undertaken in an integrated manner.

Given that the sector is to be developed for a Retirement Village, the design and siting of all dwellings units 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. The reference in QRDG to setbacks to roads relates to roads external to the site only and does not include the internal road network.

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

Figure 5, Sector Plan Map, shows the sector, which is the subject of the integrated housing proposal and includes the open space. The Sector Plan Map also 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 development 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.

## 8.2 Specific Retirement Village Design and Siting Guidelines

The following Specific Retirement Village Design and Siting Guidelines for North Lakes are to be complied with in the development of all housing types within Retirement Sector Two:

### 8.2.1 General

- .1 The site cover of the proposed retirement village will not exceed more than forty (40) percent of the total site area.
- .2 The proposed buildings to be contained in the retirement village will have a minimum setback of 5 metres to all other road frontages to the subject site boundaries.

### 8.2.2 Building Controls

- .1 The maximum Gross Floor Area (GFA) of the proposed retirement village does not exceed fifty – five (55) percent of the subject area.

### 8.2.3 Landscaping

- .1 A minimum of thirty (30) percent of the subject site area will be provided as landscaped open space.
- .2 Landscape planting is to be provided, wherever practicable, to soften the appearance and give scale to dwellings and fences.
- .3 Of that part of 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.
- .4 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. This cross section must be addressed as part of the Landscape Planting Plan to be submitted with the material change in use.
- .5 The final landscaping and planting within parks and private streets 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.
- .6 A minimum width of 3.0 metres for all landscape frontage treatments is to be provided.
- .7 Where internal private roads present long vistas without significant variation, relief or articulation to the streetscape, significant landscape features are to be

introduced to improve the amenity of the streetscape. Features such as feature street trees planted within road build outs, landscaping within build outs to the back of kerb, and the like, are to be introduced.

- .8 Where retaining walls over 1.5 metres in height are proposed, landscaping is to be planted at the top and toe of those walls to assist in screening of the wall and the streetscape beyond. In isolated circumstances where this treatment is not practical, concrete crib walls planted with climbers (i.e. green wall), Espalier wires, trellises; or similar products to allow climbers over retaining walls or fences, or similar landscape solutions are to be provided.

#### 8.2.4 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 treatments of elevations. Similarly, pergolas or covered roof structures may extend into the building setback area to Endeavour Boulevard, where such extension is not substantial or significant, articulates the main roof form, and the design makes a positive contribution to the character of the building. The style, materials and extent of such extensions are to be determined by the Council upon the individual circumstances of each case and the architectural merit of the proposal.
- .2 The form and design of roofs are to have a residential character and complement the architecture of the dwellings. The dominant roof pitch of buildings within the sector is to be 25 degrees. Roof pitches of 20 degrees are permitted where such pitch does not become the dominant roof form and the design assists in reducing the apparent bulk and proportions of the building. Appropriate roof pitches are to be determined by the Council upon the individual circumstances of each case and the architectural merit of the proposal. Flat roofs are not permitted, unless they form a minor element of the roof form. Vaulted and other roof forms are to be considered on their merits by Council in consultation with the principal developer.
- .3 Architectural and landscape design is to achieve a high standard of design for climate effects, soil conditions, and overall harmony and coherence.

#### 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 down-pipes.
- .4 The major wall materials are to be one or a combination of the following:-
  - (i) Rendered and painted masonry;
  - (ii) Fibre cement with rendered and painted texture finish;
  - (iii) Facebrick;
  - (iv) Painted or stained weatherboard; or
  - (v) 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 rather than a roof gable for the purpose of building material selection. Fibre cement cladding 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 exposed aggregate concrete for driveways or rock or timber 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 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.

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

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

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.



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 Boundary fencing design, materials and finishes will reflect a suitable high level of quality and durability and will be compatible with the proposed development. Boundary fencing is to be setback from the boundary to allow the planting of landscaping to substantially screen that fence. Additional landscaping within the road reserve of Endeavour Boulevard will be permitted where such landscaping assists in screening of the boundary fence.
- .2 High quality fencing is to be implemented for acoustic purposes. The fence shall be of a more light weight appearance than the existing fence (Sector 004-1000), or be articulated with landscape features in a way as to reduce the hardstand appearance of the fence. Where a fence height greater than 1.8 metres at the site frontage (footpath) is required for acoustic attenuation, a landscape mound should be introduced to ensure the maximum fence height does not exceed 1.8 metres. Acoustic fencing is to be setback from the boundary to allow the planting of landscaping to substantially screen that fence. A minimum of 500mm s required unless demonstrated otherwise by a qualified landscape architect. Acoustic fencing, or acoustic fencing and mounding are to be designed and landscaped such that the landscaping makes the dominant presentation to the streetscape. Additional landscaping within the road reserve of endeavour Boulevard will be permitted where such landscaping assists in screening of the acoustic fence.
- .3 Landscaping is to be provided for the full length of the fencing along Endeavour Boulevard. The landscaping and fence design is to be such that the landscaping makes the dominant presentation to the streetscape. Additional landscaping within the road reserve of Endeavour Boulevard will be permitted where such landscaping assists in screening of a boundary fence.
- .4 Where any fencing or retaining walls are visible from public areas, a landscape screen is to be provided in front of the fence or retaining walls such that the landscaping makes the dominant presentation to the streetscape.

#### 8.2.8 Carparking

- .1 Where parking is located less than six (6) metres from the perimeter public road alignment, dense landscaping will be provided to screen such spaces.
- .2 Visitor car parking spaces are provided in areas that are readily accessibly by the general public, and will be lined marked and sign posted as visitor car parks.

#### 8.2.9 Ancillary Structures

- .1 *Signs*

One Billboard sign shall be permitted along the Endeavour Boulevard frontage.

#### *Pylon Sign*

One Pylon sign is permitted within the Sector as per the signage guidelines attached. A Pylon Sign is a freestanding display surface the height of which is greater than the width and which may be mounted directly on the ground or on one or more vertical supports. The term does not include a *ground sign* or an *animated sign*.

#### *Temporary Signage*

A temporary advertising sign of approximate dimensions 4.5m x 2.5m may be displayed during construction. This sign will be removed no later than at the end of the construction phases of the last stage.

A village site plan will be erected immediately inside the front entrance of the village. The site plan will show the location and numbers of all units throughout the Village.

#### .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 parks and road reserves in this sector must be consistent with the Landscape Concept Plan 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 (subject to approvals from the relevant Authorities);
  - (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 section; 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 limited use of exotics is permitted in an ancillary capacity, and should not dominate the landscape, with local fauna species to provide for: food sources; shelter and nesting opportunities”
- .4 The species of trees, shrubs and ground covers used in parks, roads and communal streets 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.
- .5 Minimum of 5.0 metres of public open space is to be provided to all areas denoted as park on the Sector Plan maps. The public space is to include a concrete path of minimum width of 3.0 metres along the nominated major bicycle and pathway route. The 5.0 metre width is to be clear of all structures, retaining walls, fences, rails, or other obstruction. The pathway is to be designed to the relevant Austroads standards for bicycles. The pathway is to be connected to the pathway constructed on adjoining lots along reasonably direct desire lines to ensure continuity of the pathway.

Any retaining walls presenting to the pathway are to be landscaped at the top and toe. Where fencing is proposed atop of retaining walls the combined height of the wall and fence is not to exceed 1.8 metres in height, without the fence being setback a minimum of 500mm or a distance otherwise demonstrated by a qualified landscape architect, to allow for planting of landscaping to effectively

screen the fence. The fencing design, materials and colour are to be such that the landscaping makes the dominant presentation to the pathway.

Any retaining walls presenting to the pathway are to be of a high standard with a minimum finish of render and paint.

### 8.3.3 Landscape and Planting Plan

The final landscaping and planting within parks and private streets 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 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;
- .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 provisions in accordance with the Mango Hill Infrastructure Agreement 1999 (MHIA) and agreements made with the State Government in accordance with the DCP. These obligations are summarised as follows:

#### **9.1.1 Roads**

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

- .1 Bikeways and pathways, including commuter and recreational bikeways generally as shown on Figure 4, in accordance with the MHIA;
- .2 The construction of the turn around facility at the north eastern entry of the Sector.

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

### 9.1.2 Water

- .1 Construct internal reticulation systems to service all properties in the precinct;
- .2 Construct a water supply network within the DCP area (including those sections of the mains shown on Figure 8) necessary to service the anticipated demand in the precinct; and
- .3 Provide contributions towards water headworks and bulk water supply in accordance with the MHIA.

### 9.1.3 Sewerage

Construct a sewerage system to service the sector and make contributions towards sewerage headworks in accordance with the MHIA and unless otherwise agreed with Council:-

- .1 Construct the remainder of the rising main RM1 as shown on Figure 9 from the precinct to Murrumba Downs Sewerage Treatment Plant; and
- .2 Extend Trunk Gravity Main TM1 as shown of Figure 9.

### 9.1.4 Park

- .1 The requirements for park provision throughout the DCP area are set out in the DCP and the MHIA. Given the proximity of the sector to surrounding local and village parks no additional park facilities are proposed within the sector.

Where park is less than 15metres wide, no credit will be attributed against the MHIA 1999.

### 9.1.5 Stormwater

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

Stormwater management works so far as they relate to the sector are to be provided in accordance with MHIA. Council's Design Manual and the Stormwater Management Plan for Tributary C.

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

## **9.2 Infrastructure Affected by Development**

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

- .1 Roads external to the DCP area and the sector;
- .2 Water Supply infrastructure;
- .3 Sewerage infrastructure;
- .4 Stormwater;
- .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.

## **9.3 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.

## **9.4 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 August 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.

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.

## **9.5 Water and Sewerage Demands**

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

9.5.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 59.4 ET.

9.5.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 237.6 EP.

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

As stated in section 8.1.1, the Integrated Development Guidelines of the *Queensland Residential Design Guidelines* and the other specific 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 AMCORD and QRDG, as well as satisfying 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 Mango Hill Infrastructure Agreement, then that term or expression has the meaning given to it by the DCP or the Infrastructure Agreement unless the context otherwise requires.



# **ANNEXURE A**

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

# ANNEXURE B

## PLANT LIST

**Annexure B: Plant List -  
Residential Sector 004-2000  
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
<i>Ajuga species</i>	<i>Bugle</i>
<i>Allocasuarina species</i>	<i>She Oaks</i>
<i>Alpinia species</i>	<i>Native Gingers</i>
<i>Blechnum species</i>	<i>Water Fern</i>
<i>Carrex species</i>	<i>Tussock / var.</i>
<i>Cordylina species</i>	<i>Palm Lily</i>
<i>Cympogon species</i>	<i>Barbed Wire Grass</i>
<i>Dendrobium species</i>	<i>Rock Orchid</i>
<i>Doodia species</i>	<i>Rasp Fern</i>

<i>Elaeocarpus species</i>	<i>Quondong / blueberry Ash / var.</i>
<i>Eragrostis species</i>	<i>Love Grass</i>
<i>Goodenia species</i>	<i>Fan Flower</i>
<i>Isolepis nodosa</i>	<i>Knobby Clubrush</i>
<i>Kennedia rubicunda</i>	<i>Dusky Coral Pea</i>
<i>Lepidozamia peroffskiana</i>	<i>Burrawang</i>
<i>Melastoma affine</i>	<i>-Native Lassiandra</i>
<i>Polyscias guilfoylei</i>	<i>Aralia</i>
<i>Ptychosperma elegans</i>	<i>MacAurthur Palm</i>
<i>Scaevola species</i>	<i>Fanfare / var.</i>
<i>Tristaniopsis laurina</i>	<i>Water Gum</i>
<i>Viola hederaceae</i>	<i>Native Violet</i>
<i>Xanthorrhoea species</i>	<i>Grass Trees</i>
<b>Shrubs</b>	
<i>Baeckea virgata</i>	<i>Twiggy Myrtle</i>
<i>Baeckea virgata dwarf</i>	<i>Dwarf Baeckea</i>
<i>Banksia Birthday Candles</i>	<i>Birthday Candles</i>
<i>Banksia ericifolia</i>	<i>Heath Banksia</i>
<i>Banksia robur</i>	<i>Swamp Banksia</i>
<i>Banksia spinulosa var collina</i>	<i>Hairpin Banksia</i>
<i>Callistemon Dawson River</i>	<i>Dawson River</i>

**Annexure B: Plant List -  
Residential Sector 004-2000  
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 antartica	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 Boobialla
Pennisetum alopecuroides	Swamp Foxtail
Poa labillardieri	Tussock Grass
Zierra Carpet Star	Carpet Star

**Annexure B: Plant List -  
Residential Sector 004-2000  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
<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
<b>Exotics</b>	
Cuphea species	False Heather / Cigar Flower

Gardenia species	Gardenia
Hymenocallis littoralis	Spider Lily
Ixora species	Prince of Orange / Hybrid cultivars
Mandevilla	'Alice Du Pont'
Lagerstromia species	Crepe Myrtle
Rosemarinus species	Rosemary
Tibouchina species	Alstoneville / Kathleen / Noeleen / Jazzie / Jules
Tulbaghia species	Spiciety Garlic
Zamia furfuraceae	Cardboard Plant

# **ANNEXURE C**

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



**SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN  
RESIDENTIAL AREAS ELEMENT) FOR RETIREMENT SECTOR  
TWO**

<p style="text-align: center;"><b>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</b></p> <p style="text-align: center;"><b>COLUMN A</b></p>	<p style="text-align: center;"><b>Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</b></p> <p style="text-align: center;"><b>COLUMN B</b></p>	<p style="text-align: center;"><b>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</b></p> <p style="text-align: center;"><b>COLUMN C</b></p>	<p style="text-align: center;"><b>Purposes for which premises may not be erected or used (Prohibited Development)</b></p> <p style="text-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>Estate Sales Office Retirement Village</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>

<p>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p>COLUMN A</p>	<p>Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</p> <p>COLUMN B</p>	<p>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p>COLUMN C</p>	<p>Purposes for which premises may not be erected or used (Prohibited Development)</p> <p>COLUMN D</p>
			<ul style="list-style-type: none"> <li>Host farm</li> <li>Hotel</li> <li>Indoor recreation</li> <li>Institution</li> <li>Junk yard</li> <li>Kennels</li> <li>Licensed club</li> <li>Lot feeding</li> <li>Mini-brewery</li> <li>Motel</li> <li>Motor sport or shooting</li> <li>Occasional market</li> <li>Office</li> <li>Outdoor recreation</li> <li>Outdoor sales</li> <li>Passenger terminal</li> <li>Piggery</li> <li>Place of worship</li> <li>Poultry farm</li> <li>Re-cycling depot</li> <li>Restaurant</li> <li>Retail nursery</li> <li>Retail showroom</li> <li>Rural industry</li> <li>Service industry</li> <li>Service station</li> <li>Shop &gt;200m<sup>2</sup> GFA</li> <li>Shopping centre</li> <li>Showground</li> <li>Simulated conflict</li> <li>Special use</li> <li>Stable</li> <li>Stock sales yard</li> <li>Technology industry</li> <li>Tourist facility</li> <li>Transport terminal</li> <li>Transportable home village</li> <li>Turf farming</li> <li>Vehicle hire depot</li> <li>Vehicle sales yard</li> <li>Veterinary clinic</li> <li>Veterinary hospital</li> <li>Warehouse</li> </ul>

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