

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 001 - 5000

for

Community Facilities Sector One

Lakeside Residential Precinct

North Lakes

18th October 1999

(Approved subject to conditions by Council on 9th September 1999 (conditions incorporated) and incorporating amendments approved by Council on the 18th October 1999(MP99/3513))

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1.0 Introduction

- 1.1 The Mango Hill Infrastructure Development Control Plan (DCP) provides for the creation of a sector within a precinct. The area of the sector may be chosen by the principal developer. The principal developer must then prepare a sector plan and lodge it with Council for approval in accordance with the relevant provisions of the DCP.
- 1.2 A sector plan is the final plan in the plan making process. Its purpose is to provide the code of development for the land in the sector. It will form the basis for assessment of development applications.
- 1.3 To the extent this sector plan provides development standards which are inconsistent with those in the planning scheme, local laws, policies and codes, the standards 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 Community Facilities Sector One. This document constitutes the sector plan for the Local Community Facilities Sector One.
- 1.6 The location of the sector within the DCP area and the Lakeside Residential Precinct (the precinct) is shown on Figure 1.

2.0 Sector Plan Context

- 2.1 The sector is located in the central southern part of the Lakeside Residential Precinct. It is broadly bounded by Discovery Drive to the west, a proposed access road to the north, a site identified on the Lakeside Residential Precinct Plan for educational facilities to the east, and the linear park to the south. The sector forms part of the Local Community Facilities land use element. The location of the sector within the precinct plan is shown on Figure 2. The area of the sector is 3,000m².
- 2.2 The plan in Figure 3 shows the final boundaries of the Local Community Facilities land use element relative to this sector. The Proposed Metes and Bounds Description of the sector is provided in Annexure A.

3.0 Desired Environmental Outcomes

3.1 General

In relation to the land use element of Local Community Facilities, the DCP provides (amongst others) the following general desired environmental outcome:

DCP p.65, Cl. 8.1.1:

- “(a) To encourage the provision of an appropriate range of community facilities in convenient locations and in step with residents’ needs, integrated with the overall development of the DCP area*
- (b) To maximise the use and community benefits of community facilities through the provision of multi-purpose premises, the co-location of uses and establishing high levels of accessibility*
- (c) To achieve an integrated network of pleasant, safe public places for cultural and social interaction.”*

3.2 Specific

The DCP provides for a number of specific desired environmental outcomes of which the following are relevant to this sector. They are:

DCP p.65, Cl. 8.1.2:

- “(a) To integrate community facilities with the public transport system, the road network and the open space network*
- (b) To ensure, within the context of a growing population and changing demography, that an appropriate range of community facilities and services are provided within convenient reach of, and which remain highly accessible to residents of, the DCP area and nearby urban areas*
- (c) To ensure that capital and physical resources are utilised effectively and efficiently in meeting the needs for community facilities*
- (d) To co-ordinate the planning and development of integrated community facilities, drawing upon the benefits of co-location and multiple use of shared facilities*
- (e) To maximise the potential for social interaction within community facilities areas.*

4.0 Planning Intent

4.1 Clause 8.2 of the DCP provides an outline of the planning intent for Community Facilities. The designated areas on the Structure Plan for Local Community Facilities are primarily intended to meet the daily and community needs of residents within the DCP area. A wide range of community services are envisaged, including:

- (a) convenience retailing and commercial services
- (b) Community health and welfare services
- (c) Primary education and child care services
- (d) Limited cultural, dining and other entertainment services.

The DCP also recognises the potential for limited mixed use development where a residential unit may be developed in association with a business activity.

This sector is the first to be identified in the designated Local Community Facilities Node within the south-eastern part of the DCP area. It is anticipated that other educational and community facilities will develop over time in areas adjacent to the sector.

4.2 Initial Planning Intent

The initial planning intent for Community Facilities Sector One is to provide for the development of a child care centre. It is also intended that this facility will provide an area of 150 m² for community use purposes, to be used by initial residents within the DCP area until such time as the community centre planned within the Town Centre Frame is developed. Provision of the 150 m² of community premises is in satisfaction of Clause 12.7 (e) (3) of the DCP.

4.3 Planning Intent for Possible Longer Term Alternative Uses

In the event that the use of the child care centre discontinues in the long term, the sector would be appropriate for a wide range of alternative Local Community Facilities uses. Given its highly accessible and strategic location fronting a major road (Discovery Drive) and the linear park, other suitable uses would include community premises, educational establishment, office, place of worship and special use.

5.0 Development and Landscape Concept

5.1 Development Concept

Community Facilities Sector One is proposed to be developed as a child care centre, but will not include the accommodation of children. It will be established in the initial stages of the North Lakes development to meet the needs of local residents and of people employed at North Lakes who choose to have their children placed in child care close to their place of employment. It is also intended to satisfy a range of community needs for the initial residents by the inclusion of temporary community space within the development as specified in Section 4.2.

The sector has been located adjacent to other community facilities, including educational facilities, the linear park system and sporting grounds. This is particularly relevant in a newly developing area such as North Lakes, where the co-location of community facilities is important as a focus for residents.

The proposed development will have a low rise domestic character and scale that relates to the surrounding physical environment. Its setting, adjacent to the linear park and in a highly visible location from both Discovery Drive and the Town Centre Frame, will influence the architecture and landscape character of the development.

The Sector Plan Map shows the fundamental parameters for development within the sector, as a framework for the implementation of the development requirements and guidelines contained in this sector plan (refer Figure 4). It also indicates the desired relationships of proposed building(s) to the landform, car parking areas, pedestrian areas and the adjacent roads.

5.2 Landscape Concept

Planting is to be utilised to reinforce the distinctive character of development within Community Facilities Sector One. The low rise building(s) should ensure that trees planted in groups are visually in scale with the built form. The landscape planting should encourage the establishment of a landscape canopy around and over the building(s), partly to screen the roof of the development which will be visible from Discovery Drive. Landscape treatments should provide transitional space (e.g. when moving from the car park into the buildings), and create interest and contrast through careful selection of the form, texture and colour of planting. In addition, planting should be carefully located to ensure that visual surveillance of vehicle drop off areas, arrival areas and children's play areas is maintained.

The landscape design for the sector promotes the planting of predominantly native trees and understorey plantings, due to their site endemic qualities, character suitability and ability to accept site conditions. The selective use of other compatible species may be appropriate to provide shade trees in play areas and outdoor spaces or as accents of colour and texture within the framework of native plant material.

Hard landscape elements are to meet the requirements for specific functions established by the gentle topography, soft landscape and buildings. Selection of materials and design of hardscape items should be influenced by the intended natural character of the adjacent linear park system, and based upon practicality and durability. A strong relationship should be established between the built forms and the hard landscape elements through a consistent use of complementary materials which reflect the site's natural features, textures and colours.

The Sector Landscape Plan provides the basic framework for the landscape design of the sector (refer Figure 5).

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 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 that 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 Local Community Facilities and 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 Local Community Facilities land use element are nominated for the land in this sector, provided that clause 6.6 of this sector plan is satisfied.
- Child care centre
 - Community premises
 - Educational establishment
 - Office
 - Place of worship
 - Special use

The other purposes set out in column B of the supplementary table of development for the Local Community Facilities element are permissible purposes for land in this sector (ie. they become column C purposes).

- 6.4** Where land in the sector is proposed to be used for more than one of the purposes set out in Clause 6.3, or where development for one of those purposes exists in the sector, then the proposed combination of purposes must be compatible. In determining the compatibility of mixed uses Council will have regard to the physical separation, design and siting of the proposed uses within the sector, scale and intensity of use, amenity considerations, and car parking and access provisions.

- 6.5** The Supplementary Table of Development (Local Community Facilities) setting out the final specification of land use rights for land in this sector is contained in Annexure C.
- 6.6** The scale of each use or combination of uses must not exceed the requirements and provisions of this sector plan unless Council's approval under section 11 has been obtained. This includes provisions for greater demand on water supply and sewerage infrastructure resulting from future alternative uses of the sector, as outlined in clause 10.5.3.

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.

7.2 General Requirements for All Development

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

For the purposes of this clause, where relevant:

- (i) references to a zone include 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
- (iii) references in the planning scheme to a multiple dwelling are to be taken as a reference to apartments; and
- (iv) references in the planning scheme to a local store are to be taken as a reference to a shop.

7.3 Specific Requirements

The following specific requirements apply to development within this sector:-

7.3.1 Subdivision Requirements

Initially, it is not intended there be a subdivision of land within the sector. If the land in the sector is to be subdivided, then the minimum area, frontage and depth of proposed lots is to be determined by Council having regard to the proposed use of the lots, and the relevant requirements of the planning scheme relating to a

comparable use or mix of uses and zoning (e.g. Commercial or Neighbourhood Facility Zones).

7.3.2 Vehicular and Pedestrian Access

- .1 Ingress and egress from public roads is limited to the Vehicular Access Locations shown on the Sector Plan Map (Figure 4). A maximum of two vehicular access locations off the proposed access road are to be provided. No further access from public roads will be permitted.
- .2 Provision for pedestrian access must be made within the sector to enable access of pedestrians to facilities within the sector.
- .3 The layout and design of the sector must minimise conflict on-site between the car parking area and children's access.
- .4 Car parking for set down and pick up will be located so as to be visible from the access road, while maintaining the amenity of the street and adjacent properties. The set down and pick up areas will be paved or sealed.

7.3.3 Building Setbacks

The building(s) must be constructed generally within the Generalised Building Area designated on the Sector Plan Map.

7.3.4 Site Coverage and Building Location

- .1 The maximum site coverage within the sector is fifty per cent (50%).
- .2 Roof overhangs, verandahs, pergolas, external seating and recreational areas which are either wholly or partly open to the elements, such as shade structures, translucent roofs and the like, may project beyond the Generalised Building Area.
- .3 Basement car parking is allowed within the Generalised Building Area. A basement car park which does not project greater than one (1) metre above finished ground level to the top of the slab will not be included for the purpose of calculating maximum site coverage.
- .4 The location and extent of the building(s) within the Generalised Building Area must respect the overall intent and character of development within the Lakeside Residential Precinct and make appropriate allowances for landscape, pedestrian and car parking areas.

7.3.5 Building Height and Form

- .1 The maximum permissible number of storeys is two (2).
- .2 The maximum wall height of the building(s) above finished ground level must not exceed 7.5 metres, but architectural feature elements which enhance the visual qualities of the development and establish landmark elements may extend above the building(s), provided they are in scale with the overall development.
- .3 The roof pitch is to be a minimum of 25°. Minor components of the roof may vary from this minimum pitch provided they are integrated into the overall design and add visual interest to the overall roof form. Other roof forms (eg. vaulted roofs) will be considered on their merits.
- .4 The roof(s) of the building(s) must be articulated to provide some visual interest and eliminate large, unbroken expanses of roof. Flat roofs are not permitted.
- .5 The form of development within the sector must respect its highly visible location along Discovery Drive at the interface between the linear park and other community facilities. The built form is to be responsive to the site topography and the scale of adjacent future educational and community facilities development.

7.3.6 Lighting 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 AS 4282 - 1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm to 6am unless otherwise varied by Council.
- .3 External lighting must not cause unreasonable glare nuisance to nearby residential development.
- .4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth.
- .5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

7.3.7 Airborne Pollutants

- .1 If the Sector is developed as a child care centre, it should be located so as

to ensure that the children and staff are not exposed to air of unacceptable quality. Maximum concentrations of air pollutants should not exceed those recommended by the National Health and Medical Research Council. Any future development application for a child care centre shall be accompanied by a report, prepared by a suitably qualified person, which address this issue.

8.0 Design and Siting Guidelines

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

8.1 Buildings and Structures

8.1.1 Design Theme

The buildings and other architectural elements within the sector must achieve the following:

- .1 A design which provides a sense of identity for a child care centre or other Local Community Facilities development. A high standard of architectural design must be achieved in expressing the initial purpose as a child care centre, although the character of the development (including signage and graphics) must not have a cluttered appearance.
- .2 An harmonious, high quality and coherent overall built environment in keeping with the desired urban character of the local Community Facilities area.
- .3 Design of the facades of the building(s) so that when viewed from the road frontages, car park and park frontage the building facades:-
 - (i) are visually interesting and accentuate entries and separate use areas; and
 - ii) provide relief elements to the building mass and achieve attractive facades by use of such building techniques as banding in surfaces, recessed and stepped walls, entry structures, pergolas, windows, glass panels and the like.
- .4 Develop built forms that are predominantly horizontal, with limited use of vertical elements integrated into the design as special features.
- .5 Promote community interaction and integration through the use of pedestrian friendly built form and urban design solutions, open streetscape

and landscape character and fencing that allows for the visual integration of the development with the surrounding environment.

8.1.2 Building Layout

The building(s) must be constructed generally within the Generalised Building Area shown on the Sector Plan Map.

- .1 The location of the building 'footprint' must take account of topography, drainage, services, orientation, microclimate considerations, vehicular access, pedestrian movement patterns, streetscape and landscape design, neighbouring site development and the overall legibility of the sector.
- .2 While more than one building may be developed in the sector, the positioning of the building(s) is to create an integrated development. The design of the building(s) must reflect a low rise "residential scale" and be pedestrian friendly.
- .3 The positioning of the development is to address both road frontages and the linear park, by including the use of architectural and landscape treatments which contribute to the creation of active pedestrian frontages and allow for passive surveillance of the adjacent linear park.
- .4 The location of the building(s) and pathways is to establish and respect visual linkages to the linear park.
- .5 The integration of the building(s) with indoor and outdoor spaces and play areas on site is to ensure that the design, orientation and location of activities are appropriate to its use as a child care centre or other community use.
- .6 Major changes in the gradient of the land are to be accommodated in a manner sympathetic to surrounding development and the above guidelines.
7. The development should be protected from the adverse impacts of noise including road noise.

8.1.3 Building Materials, Types, Colours and Quality

- .1 Consistent with the intended 'parkland' setting, the incorporation of materials with natural and durable qualities is generally appropriate.
- .2 Colours which blend with natural materials and the landscape setting are preferred as a background against which limited stronger or brighter tonal variations may be used to reinforce its community service role.

- .3 Brighter colour accents are acceptable for minor detail elements such as: window and door frames, columns, handrails and ornamental features, primarily to provide increased visual interest and variety, and to enhance the landmark qualities of the development. Dominant use of bright colours on this highly visible development site will not be permitted.
- .4 In order to avoid unreasonable glare nuisance to surrounding development, the major materials and colours must not be highly reflective.
- .5 Building roofs, fascias and cappings must satisfy the design criteria established above. Preferred major roofing materials include corrugated prefinished and coloured metal sheets, or clay or concrete tile products. The application of these materials must minimise any reflective nuisance to surrounding development.
- .6 Building walls must present as solid and permanent elements utilising quality finishes. Preferred major wall materials include rendered finishes which are pigmented or painted in colours which blend with natural materials and the landscape setting, or natural material finishes such as, painted weatherboard or combinations of these finishes. Plain or painted brickwork is not permitted.
- .7 The design, appearance, materials and colours of any garages, carports and storage sheds are to complement the appearance of the main building(s).
- .8 All materials must be clean and free from defects.

8.1.4 Plant and Equipment

Plant and equipment must comply with the following requirements:-

- .1 all air conditioning/ventilation plant and other equipment located on the roof or located externally around the building(s) must be treated as an integral part of the building form and screened from view from external roads by timber, lattice or metal fences or louvre panels coloured to match the roof (if on the roof) or otherwise to match with surrounding materials
- .2 if located externally around the building it must be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Council

- .3 if satellite dishes are installed, they must be located in visually unobtrusive locations, preferably near screens to plant or service areas. Where located on roofs, satellite dishes must be positioned to reduce visibility from the adjacent roads or public open space, and where practicable located away from the side walls, parapets or eave lines of the building.

8.1.5 Building Design for Climate

- .1 The building(s) must incorporate appropriate responses to the South-East Queensland climate. This may include the use of external shade structures such as verandahs, overhangs, screens, shade structures and semi-enclosed outdoor spaces, to allow enjoyment of the outdoors while also providing relief from the sun, wind and rain.
- .2 Suitable landscape elements must be incorporated to enhance the building(s) design response to the climate by providing further sun protection and to minimise the impact of strong winds.
- .3 The incorporation of energy efficiency measures in the design of buildings is encouraged, and may include the following:
 - (i) Siting of the building(s) to avoid summer heat, capture winter warmth and maximise natural lighting.
 - (ii) Ventilation of the building(s) to take advantage of prevailing breezes.
 - (iii) Use of insulation in the ceiling-roof area, walls and floor.
 - (iv) Consideration of the positioning and size of windows to control the amount of heat entering the building.
 - (v) Incorporation of gas or solar hot water heaters.

8.2 Landscaping

8.2.1 Design Strategy

- .1 Landscaping is an integral part of the total design of the DCP area. The landscape elements and building forms in this sector must be harmonious and visually unifying. Landscape development must also blend with the landscaping of the adjoining linear park and major streetscapes, and be generally consistent with the Landscape Concept Plan for the Lakeside Residential Precinct.
- .2 Landscaping within the sector must:
 - (i) unify the sector through planting type, texture, colour and hard landscaping elements

- (ii) be in scale with the building(s) and outdoor spaces
- (iii) create a comfortable and attractive environment
- (vi) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area
- (v) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting
- (vi) address the landscaping of the areas shown on the Sector Landscape Plan in accordance with the requirements of this sub-section; and
- (vii) 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
- (viii) establish appropriate screening of obtrusive uses to protect visual amenity.

8.2.2 External Landscape

The locations of street planting along the two road frontages of the sector are shown indicatively on the Sector Landscape Plan. The location of frontage trees must take into account viewing opportunities to the building(s) and sightline requirements at vehicular entry points. The person who undertakes the development or uses the sector must provide this external frontage landscaping (unless already provided) prior to the use commencing.

8.2.3 Internal Landscape

A minimum of 10% of the sector must be retained as absorbent landscape area, not including courtyard areas and paved outdoor areas. Internal landscape areas can include outdoor children's play areas and semi-enclosed outdoor spaces integrated with the built form. While the final definition of internal landscape areas will be dependent on the detail design and siting of the building(s), the framework of the landscape planting of the sector is to be in accordance with the design principles shown indicatively on the Sector Landscape Plan and outlined below:

.1 Entry Areas

Any planting adjacent to the Vehicular Access Point(s) must highlight the access to and from the sector and ensure vehicle drivers' sightlines are maintained. These areas may be turfed and/or planted each side of the

driveway with a variety of plant species, including some flowering groundcovers and low shrubs to create visual interest, and may incorporate primary signage walls/elements for identification of the sector.

.2 Frontage Area

The road frontage area must be turfed and planted so as to create a high degree of presentation and a permeable landscape setting which blends with the streetscape planting and the landscaping of the adjacent linear park. The landscaping of these areas must soften, enhance and provide scale to the built form without obscuring it from the road.. This may be achieved by means of vertical elements in the form of canopy trees to balance out the horizontal appearance of en masse ground covers and small shrubs.

.3 Generalised Landscaped Carparking Area

Landscaping for surface car parking areas is to include advanced shade trees planted at a rate of not less than one tree per six vehicle spaces, except where shade structures are provided. Pergola or shade structures may be constructed in car parking areas provided they blend with the built form and landscaping of the sector.

.4 Other Internal Landscape Areas

Other Landscape Areas within the sector are to be planted to provide shade protection, visual interest and soften the built form, as well as screening unwanted views of loading areas, garbage bin areas, outside storage areas and plant and machinery. Landscaping is to allow for visual surveillance from any buildings to the internal landscape areas, to the drop off areas and to the access street. Landscaping of these areas may include trees, shrubs and groundcovers, turfed open spaces, hard landscape elements (e.g. paved areas and outdoor fittings and furniture), screen fences and water features.

The selection of landscape material is to be cognisant of children's safety, by excluding thorny or poisonous plants that may be hazardous to young children.

The final locations of other internal landscape areas will depend upon the detailed site layout and building design which will form part of subsequent Development Applications.

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

8.2.4 Landscaping and Planting Plan

The final landscaping and planting within the sector, including details on planting size, layout and density, must be carried out in conformity with a Landscape and Planting Plan prepared in accordance with the requirements of this sector plan by a qualified Landscape Architect. This plan must be submitted to and approved by the Council prior to the issue of a development approval for building works.

8.2.5 Hard Landscape Elements and Fencing

- .1 Retaining walls, if provided, must incorporate stepping, recessing, piers or other treatments to achieve visual interest and enhance the sector frontage. These walls must be consistent in appearance, provide a unifying element and visual enhancement of the overall development, and be softened with landscaping. They must be of a scale and materials that complement the dominant forms of the streetscape while responding to landform. Bare, untreated concrete will not be acceptable.
- .2 Free-standing walls, retaining walls and any other landscape structures must complement the built form and the landscape setting, including the use of complementary materials and colours.
- .3 Boundary fencing design, materials and finishes will reflect a suitable high level of quality and durability and will be compatible with the proposed development.
- .4 Fencing to street boundaries will maintain a visual connection between the development and the street. Proposed fencing must be at least 50 % semi-transparent. If partial non-transparent fencing is required, it should be set back a minimum of 1 metre within the site boundary and developed in association with landscape planting between the fence and the property boundary.

Appropriate fencing styles include the following:-

- face brickwork or masonry piers and base with coloured render of textured finish and infills of matching, masonry, coloured metal tube or painted or treated “Good Neighbour” style timber palings;
- painted or stained timber fencing with boarding both sides, with capping and shaped posts; or
- brushwood style fencing.

- .5 The fencing and frontage landscape treatment along the Discovery Road frontage of the development is to complement the streetscape character of that road and the open landscape character of the adjacent linear park..
- .6 Fencing to the linear park will maintain a visual connection between the development and the park. Proposed fencing must be at least 50 % semi-transparent.
- .7 Paving and other hard surface treatments may be provided where required in vehicular, pathway or landscaped outdoor areas. Acceptable finishes include coloured concrete pavers, exposed aggregate or brushed concrete finish, or stencilled or stamped concrete.
- .8 Where special paving treatments are not required, other internal driveways and car parking areas must generally be of asphaltic concrete construction.

8.3 Signage and Artworks

8.3.1 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; and
- .4 signs compatible with their surroundings.

8.3.2 Two categories of sign are permitted, as follows:

- .1 Primary Signage
 - (i) Primary Signs which identify the development as a whole may be located along the access street frontage of the sector towards the intersection with Discovery Drive and generally adjacent to the Vehicular Access Locations shown on the Sector Plan Map. Signage will not be permitted on the Discovery Drive frontage of the sector. Signs are to be integrated with the frontage wall (if provided) or they may be contained in a monument structure or as a solid timber sign board which is framed and set within frontage landscape areas.
 - (ii) Primary signage which identifies the development may also be located on the front facade of the building(s) provided it is complementary to the overall building design. A front facade

primary sign must not exceed 6 square metres in area. It must also be attached to the structure of the building and not to awnings and the like.

- (iii) The colour scheme of the signage will be in keeping with the predominantly natural and recessive colours used for the built form that blend with the landscape setting.
- (iv) Night lighting of the signage will be acceptable, provided it is not neon or flashing lights.
- (v) The use of the North Lakes logo as part of the primary signage is encouraged, subject to the approval of the principal developer.

.2 Other Signage and Graphics

All other signage and graphics within the sector must be subordinate in form and size to the primary signs and provided only for the following purposes:

- (i) to provide direction
- (ii) to identify areas and intended uses; and
- (iii) to provide information and marketing identity.

The size, placement, materials and colours of all signage are to be complementary to the built form and landscape setting.

- 8.3.3 Signage and graphics are not permitted on the roof or above the roof fascia lines of building(s).
- 8.3.4 Signage and graphics must be designed to prevent confusion and clutter to prospective customers or users of facilities within the sector.
- 8.3.5 Flags and banners may be used, providing they are on poles no higher than 6 metres above finished ground level. They are to have maximum dimensions of 2 metres high by 1 metre wide and contain no fluorescent colours. Bunting and streamers are not permitted.
- 8.3.6 The use of the North Lakes logo as an integral element of the signage and graphics is encouraged, subject to the agreement of the principal developer.
- 8.3.7 Works of high quality urban art, including paving patterns and sculptures, are encouraged. These artworks must contribute strongly to enhancing the architecture and landscape, and achieve humanising elements.

8.4 Development Undertaken in Stages

8.4.1 If development is undertaken in stages, the area for future development must be landscaped so the presentation of the sector to street and park frontages does not give a temporary or partially completed appearance.

8.4.2 On completion of work in any stage:

- .1 the remainder of the sector must be cleared of all rubble, debris and construction material and equipment; and
- .2 the land must be grassed so as to be capable of being mown and landscaped. Landscaping must include perimeter planting of advanced specimens of fast growing native species of a minimum height of one point five (1.5) metres.

9.0 Car Parking

Clause 2.4.2 of the DCP requires a sector plan to specify for land in the sector car parking requirements. 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. No special provision for car parking is made by this sector plan and, as such, the relevant minimum car parking requirements of the planning scheme for uses developed within the sector are to be applied.

10.0 Infrastructure Obligations of the Principal Developer

10.1 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:

10.1.1 Roads

Unless already constructed, 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 MHIA.

- .1 Unless already constructed, a four lane median divided arterial road (Waterford Drive) between Node H and Node I in accordance with the MHIA and State Government Agreements. The initial standard of construction will be a two lane median divided road
- .2 Unless already constructed, Anzac Avenue/Waterford Drive intersection to suit the construction of Waterford Drive between Nodes H and I and the requirements of the Department of Main Roads and Queensland Transport, including associated auxiliary right turn, left turn and stand-up lanes and traffic signals
- .3 Unless already constructed, a two lane sub-arterial or trunk collector standard road (Memorial Drive) between Node I and Node J in accordance with the MHIA. Part of this road may be constructed as a two lane median divided road with the approval of Council
- .4 Unless already constructed, a four lane median divided arterial road (Discovery Drive) between Node J and Node C in accordance with the MHIA. The initial stage of construction will be a two lane median divided road between node J and a point no less than 30 metres past the northern boundary of this sector plan.
- .5 Unless already constructed, the intersection at Node I to suit the standard of construction of adjacent roads including auxiliary left turn, right turn and stand-up lands and traffic signals. The staging of traffic signals may be undertaken in accordance with the timetable approved by Council in accordance with the MHIA
- .6 Construction of a road from Lake Road North (Discovery Drive) to the eastern boundary of the sector to collector road standard, which may

require widening in association with the provisions of development of the remainder of the Local Community Facilities Designation.

- .7 Bikeways and pathways required along the road and park frontages to the sector and all the above external roads in accordance with the MHIA.

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

10.1.2 Water

- .1 If not already constructed, construct a connection to Council water supply at Node 32 as shown on Figure 7 and construct a connection at Node 89 if the demand in this sector together with the total of demand provided for in other sectors already approved will exceed 500ETs.
- .2 If not already constructed, construct a water supply network within the DCP area (including those sections of the mains shown on Figure 7), necessary to service the anticipated demand within this sector.
- .3 Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

10.1.3 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 RM1 as shown on Figure 8 from pump station 1 (PS1) to Murrumba Downs
- .2 Construct pump station 1 (PS1) shown on Figure 8; and
- .3 Construct the trunk mains TM1 and part of TM1A as shown on Figure 8.

10.1.4 Park

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

10.1.5 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.

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.

10.2 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 Electricity supply
- .7 Communications systems; and
- .8 State Government infrastructure.

The infrastructure described in clause 10.1, together with the obligations of the principal developer under the MHIA, is required to mitigate the adverse affects on such infrastructure.

10.3 How the Required Infrastructure relates to the Infrastructure Agreement

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

Infrastructure Agreements have been entered into by the principal developer with the Department of Main Roads and Queensland Transport. Infrastructure requirements of those State Government Departments will be imposed as conditions of relevant development approvals relating to this sector.

10.4 Program for Infrastructure Provisions

The principal developer will provide all the infrastructure referred to in clause 10.1 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 31st December 1999. The staging of the roadworks, where approved by Council, will be as described in clause 10.1.1 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.

10.5 Water and Sewerage Demands

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

10.5.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 7.5 ET.

10.5.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 22.5 EP.

10.5.3 If a future alternative use of the sector imposes a greater demand on minimum water supply and sewerage infrastructure than assigned in an approved development site, Council will approve the alternative use provided the developer demonstrates:

- (i) that to do so will not adversely impact on minimum water supply and sewerage infrastructure standards within the DCP area and elsewhere if considered appropriate by the Council's engineer having taken into consideration development approved in the DCP area at the time of an application and future development in the DCP area as provided for by the DCP; and
- (ii) that the principal developer will not be prevented from servicing the total number of ETs or EPs provided in the MHIA.

In the event the developer satisfies Council of the requirements in (i) and (ii) above, the Council will require the payment of headworks charges for ETs and EPs not already paid in respect of the proposed development.

11.0 Relaxation Power

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

- .1 is minor in nature
- .2 is unlikely to unduly affect the amenity of adjoining properties having due regard to the character of the area and the nature of land use in the vicinity
- .3 is unlikely to place additional demands of any significance on infrastructure
- .4 is unlikely to give rise to any additional traffic hazard or parking requirement; and
- .5 is in accordance with the relevant intent and performance criteria contained in the precinct plan.

12.0 Definitions

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

ANNEXURE A

PROPOSED METES AND BOUNDS DESCRIPTION OF THE SECTOR

METES & BOUNDS

NORTH LAKES – COMMUNITY FACILITIES SECTOR ONE

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
EASTING – 502077.84 METRES, NORTHING – 6987354.28 METRES, THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 272°00'00"
FOR A DISTANCE OF 56.575 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 318°00'00"
FOR A DISTANCE OF 6.028 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 3°00'00"
FOR A DISTANCE OF 12.906 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9°00'00"
FOR A DISTANCE OF 1.501 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 29°00'00"
FOR A DISTANCE OF 12.433 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 40°40'00"
FOR A DISTANCE OF 3.466 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 64°00'00"
FOR A DISTANCE OF 3.466 METRES (MORE OR LESS), THENCE
IN A EASTERLY DIRECTION AT A BEARING OF 87°20'00"
FOR A DISTANCE OF 3.466 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 99°00'00"
FOR A DISTANCE OF 4.959 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 76°30'00"
FOR A DISTANCE OF 15.913 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 54°00'00"
FOR A DISTANCE OF 24.626 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 99°00'00"
FOR A DISTANCE OF 5.657 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 144°00'00"
FOR A DISTANCE OF 37.868 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 189°00'00"
FOR A DISTANCE OF 5.657 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 234°00'00"
FOR A DISTANCE OF 27.754 METRES (MORE OR LESS),
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
3000 SQUARE METRES (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: Indicative Plant Schedule - Community Facilities Sector One

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

Annexure B: Indicative Plant Schedule - Community Facilities Sector One

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

**Annexure B: Indicative Plant Schedule -
Community Facilities Sector One**

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

ANNEXURE C

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

Supplementary Table of Development – Local Community Facilities

<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>
<p>Caretaker's residence Local utilities Park</p>	<p>Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.</p> <p>Child care centre Community premises Educational establishment Office Place of worship Special use</p> <p>Any purpose in this column not nominated for land by the sector plan becomes for that land a permissible development</p>	<p>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</p>	<p>Accommodation units Adult product shop Agriculture Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Camping grounds Caravan park Casino Cattery Cemetery Communication station Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structures Duplex dwelling Extractive industry Family day care centre Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Home occupation Host farm Hotel Junk yard Kennels Lot feeding Mini brewery Motel Motor sport or shooting Outdoor sales Piggery Poultry farm</p>

Mango Hill Development

Sector Plan No. 001 - 5000 – Community Facilities Sector One
18th October 1999

Supplementary Table of Development – Local Community Facilities

			Retail showroom Rural industry Service Industry Shopping Centre >3000m ² GLA Showground Simulated conflict Stable Stock sales yard Technology industry Tourist facility Townhouse units Transport terminal Transportable homes village Turf farming Vehicle hire depot Vehicle sales yard Warehouse
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The provisions of the Supplementary Table of Development are subject to section 2.4.9 of this DCP.