

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 001 - 8000**

**for**

**Community Facilities Sector Two**

**Lakeside Residential Precinct**

**North Lakes Development**

**21 September 2000**

(Approved without conditions by Council on 21 September 2000 (MP00/3162))

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## **1.0 Introduction**

- 1.1 The Mango Hill Infrastructure Development Control Plan (DCP) provides for the creation of a sector within a precinct. The area of the sector may be chosen by the principal developer. The principal developer must then prepare a sector plan and lodge it with Council for approval in accordance with the relevant provisions of the DCP.
- 1.2 A sector plan is the final plan in the plan making process. Its purpose is to provide the code of development for the land in the sector. It will form the basis for assessment of development applications.
- 1.3 To the extent this sector plan provides development requirements which are inconsistent with those in the planning scheme, local laws, policies and codes, the requirements in this sector plan prevail as provided by clause 1.11 of the DCP.
- 1.4 To the extent this sector plan does not provide development requirements, then the provisions of the planning scheme relevant to the particular form of development will apply as also provided by clause 1.11 of the DCP.
- 1.5 The principal developer has created a sector to be known for planning purposes as *Community Facilities Sector Two*. This document constitutes the Sector Plan for Community Facilities Sector Two.
- 1.6 The location of the sector within the DCP is shown on Figure 1.
- 1.7 The Lakeside Residential Precinct Plan (No. 001) outlines the intents and performance criteria to be complied with in the development of the sector. This sector plan outlines acceptable solutions which, if satisfied by development, will in turn achieve the requirements of the precinct plan.

## **2.0 Sector Plan Context**

- 2.1 This sector is located in the eastern part of the Lakeside Residential Precinct. It is bounded by Discovery Drive and Community Facilities Sector One to the west, a future residential area, other future community facilities sites and the North South Arterial Road to the north, and linear park to the east and south. The sector forms part of the Local Community Facilities land use element. The location of the sector within the precinct is shown on Figure 2. The area of the sector is 15 hectares.
- 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 General Desired Environmental Outcomes**

#### **3.1 General**

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

*DCP, Cl.8.1.1:*

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

#### **3.2 Specific**

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

*DCP, Cl. 8.1.2:*

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

## **4.0 Planning Intent**

4.1 Clause 8.2 of the DCP provides an outline of the planning intent for all levels of Community Facilities. The designated areas on the Structure Plan specifically 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.

This sector is the second to be identified in the designated Local Community Facilities node within the south-eastern part of the DCP area. It is anticipated that other community facilities, in addition to the approved development of a child care centre within Community Facilities Sector One, will develop over time in areas adjacent to the sector.

It is possible that some integration and multiple use of activities may occur due to the co-location of community facilities within this node. Shared resources such as meeting rooms, recreation facilities, car parking and public transport may result from the co-location of community facilities.

## **5.0 Development and Landscape Concept**

### **5.1 Development Concept**

#### 5.1.1 Background

The broad land use principles for developing an educational establishment in this location are outlined in the Lakeside Residential Precinct Plan (Plan No. 001). This sector plan allows for an educational establishment to be located:

- (i) *with frontage to the linear park to enable direct access to the major bicycle/pathway system and to allow the school sportsfields (located within the school campus) to be integrated with this wider open space and recreation corridor;*
- (ii) *along a planned bus route which will likely follow the main east-west spine collector road running through the middle of the precinct;*
- (iii) *with convenient access to, and visibility from, the north-south spine road of Discovery Drive which links the school campus to the future residential villages it will serve; and*

(iv) *to from part of a wider major grouping of educational facilities at the eastern end of the Town Centre Frame.*”

Community Facilities Sector Two is likely to be developed as an educational establishment. This establishment will provide a range of educational facilities as well as associated sportsfields/courts, and centrally located core facilities, namely a resource centre, canteen amenities, and performance and meeting areas that, will be integrated within the campus for the common use of all students.

The sector is expected to allow for an educational establishment with an anticipated enrolment of approximately 1,270 students and an estimated staff of approximately 120.

### 5.1.2 Planning Context

The sector has been located adjacent to other community facilities, the linear park system and future district sporting grounds. This is particularly relevant for a newly developing community such as that of the DCP area, where the co-location of community facilities is possible and could potentially provide an important focus for residents.

The potential co-location and shared use of facilities will minimise the duplication and increase community accessibility to facilities such as the resource centre, sports facilities, car parking and bus setdown areas.

Pedestrian and bicycle circulation to the sector will be a priority of the overall DCP area circulation and open space systems. The detail design of the roads immediately adjoining the sector will need to specifically accommodate the pedestrian and bicycle movements associated with future uses. The linear park and Town Park will provide the main spine of the pedestrian/cycleway network, incorporating the pedestrian/cycle underpass of Discovery Drive, which is linked to the residential villages and local park system via lower order roadways and pathways.

The proposed development will have a scale that is suited to the physical character of the sector and its surrounds. The development's setting, adjacent to the linear park and in a highly visible location from both Discovery Drive and the Town Centre Frame, will influence the architectural 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 areas to sports facilities areas (e.g. sportsfields), car parking areas, pedestrian areas and the adjacent roads.

### 5.1.3 Core Facilities

Core facilities associated with the development of an educational establishment may include administration offices, boardroom, facilities for a chaplain and counsellor, casualty and sick room amenities, staff common room and a kitchenette. Other facilities may include, but are not limited to, the following:

- (i) Resource centre to accommodate a traditional library, but with the capacity to support multi-media and electronic learning activities.
- (ii) Performing arts centre to include music and drama practice and teaching rooms, amenities, stores and performance areas.
- (iii) A school hall and a gymnasium, including amenities.
- (iv) Science and technology centre to include laboratories, preparation areas, stores and staff areas.
- (v) Visual arts centre to include art areas and darkroom, preparation areas, stores and staff areas.
- (vi) Manufacturing and applied technology centre to include technology areas, project development, workshop and construction court, materials preparation area, stores and staff areas.
- (vii) Home economics centre to include kitchens, dining room, textile rooms, preparation areas, stores and staff areas.
- (viii) Canteen and amenities centrally located with good vehicular delivery access to serve the middle and senior schools.
- (ix) Campus store to include a bulk store, field equipment store, cleaners' lunchroom, workshop, toilets and showers.
- (x) Outdoor facilities including two ovals, netball courts, tennis courts, grass volleyball courts, cricket practice wickets and provision for a possible future 25 metre swimming pool.

If developed as an educational establishment, parking and access provisions will need to include visitor and administration carparks, staff carparks, preschool carparks/setdown bays, student setdown and pick-up including carparks and kiss and ride bays, and delivery bays for heavy vehicles.

## 5.2 **Landscape Concept**

As part of the overall landscape strategy for the sector, the site planning of the future uses will need to be responsive to the existing topography. Landscape planting will be used to reinforce the character of the development as well as encouraging the establishment of a landscape canopy around and over the planned low-rise buildings. Play areas and other outdoor spaces will also be sheltered, where practicable, to provide protection from the sun.

The use of native species as the predominant plantings will visually reflect the original natural setting of the DCP area, as well as offering benefits of reduced maintenance and water requirements (refer Annexure B). In addition, exotic and flowering species may be used as

feature planting, for example, to announce entries to the sector, to provide shade trees in play areas and outdoor spaces or as accents of colour and texture within the framework of native plant material.

Hard landscape elements are to meet the requirements for specific functions established by the topography, soft landscape 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, durability and children's safety considerations. A strong relationship should be established between the built forms and the hard landscape elements through a consistent use of complementary materials, which preferably reflect the DCP area's natural features, textures and colours.

Planting will be carefully located to ensure that opportunities for casual surveillance of vehicle drop-off areas, arrival areas, bus stops and children's play areas are maintained.

Landscape planting associated with the sector is to also include the enhancement of adjacent major roads with the planting of trees and provision of acoustic mounds and fencing where required to establish an attractive visual and acoustic buffer, and to enhance the amenity of adjacent development. Roads will be planted with street trees as shown in indicative terms on the Sector Landscape Plan.

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 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 Local Community Facilities 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 Local Community Facilities land use element are nominated for the land in this sector, provided that clause 6.4 of this sector plan is satisfied.
- Community premises
  - Cultural facility (Performing arts facility)
  - Educational establishment
  - Indoor recreation (Gymnasium)
  - Outdoor recreation (Sportsfields and courts)

- Place of worship

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 While the primary use of the sector is likely to be an educational establishment, a performing arts facility, gymnasium, sports fields and sporting courts (tennis, netball and the like) provided as part of the educational establishment may be used by other organisations or groups outside normal school hours. As highlighted above, the use of these facilities by organisations or groups other than the school provider would be permitted development subject to conditions. In determining appropriate conditions for such uses, Council will have regard to the following relevant matters:

- (i) amenity considerations, including potential noise and lighting impacts (refer Part 7, Division 3 of the planning scheme and section 7.3.5 of this sector plan);
- (ii) car parking provisions (refer Section 9); and
- (iii) impacts on the local road network and vehicular access provisions (refer sections 7.3.2 and 10.1.1).

Consistent with the North Lakes development objective of drawing upon the benefits of co-location and multiple use of community facilities and services, the use by independent organisations and groups of other facilities which are not listed above but form part of the educational establishment may also be appropriate. However, these other uses will be permissible development requiring the consent of Council.

6.5 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.

6.6 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.

## **7.0 Development Requirements**

### **7.1 Introduction**

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

## 7.2 General Requirements For All Development

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

For the purposes of this clause, where relevant:

- (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 a local store are to be taken as a reference to a shop.

## 7.3 Specific Requirements

The following requirements apply to development within this sector:

### 7.3.1 Subdivision Requirements

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

### 7.3.2 Vehicular and Pedestrian Access

- .1 Ingress and egress from public roads is limited to the Indicative Vehicular Access Locations shown on the Sector Plan Map (Figure 4). No direct vehicular access will be provided off the North-South Arterial Road or Discovery Drive.
- .2 In the early years, two culs-de-sac and their intersections with Discovery Drive will need to support the vehicular access needs of the initial stages of development of the sector. To permit flexibility of access and egress from the sector, an internal service road will be developed in the early stages of development connecting the cul-de-sac in Foundation Street with the proposed road to be developed along the north-western edge of the sector.
- .3 An educational establishment, if developed, will be a significant traffic generator of motor vehicles, bicycles and pedestrians and will also generate public transport demands, plus a need for pick-up and setdown areas for both public and private transport. These areas will be provided both within the sector and adjacent to the sector boundary. External setdown points will include indented

bus bays along both sides of Discovery Drive to the north of the intersection adjacent to the sector. The layout of the internal service road will also cater for a pick-up and setdown area and is intended to be a key location to service development in this sector.

- .4 The layout and design of the sector must minimise potential conflicts within the sector between the car parking areas, bus stops, pick-up and setdown areas and children's access to the educational establishment, if developed.
- .5 Traffic associated with development in this sector should be discouraged from using the section of road beyond the local community facilities sites to the north-west of the sector. The design of the adjacent street layout and streetscape treatments should discourage the use of these adjacent streets for traffic associated with development in this sector.
- .6 Carparking areas must be located adjacent to the western, southern and north-western boundaries of the sector, in response to the intended location of buildings and sporting facilities and to ensure traffic is spread within the road network. Car parking layout and design must allow for direct sightlines from the Generalised Building Areas fronting the carparks. Car parking, pick-up and setdown areas must be located so as to be visible from the access roads, while maintaining the amenity of the adjacent streets.
- .7 The integration of the sector development within the wider community must be achieved by providing good connections to the open space system and the road and public transport network.
- .8 External pedestrian and cycle movements to the sector must be catered for by traffic signals at the intersection of Discovery Drive and Southerden Drive, and the underpass beneath Discovery Drive. The design of the traffic signals at the intersection adjacent to the sector must provide for protected, at-grade pedestrian movement.
- .9 Provision for pedestrian and cycle movements across the sector must be considered in the detailed site planning. The location of bicycle parking areas and internal cycle and pedestrian routes and how they access the external road system is to have regard to the safety considerations of potential conflicts between motor vehicles, bicycles and pedestrians on the external road system.

### 7.3.3 Building Site Coverage and Location

- .1 The maximum building site coverage within the sector is fifty percent (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 buildings 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.
- .5 A buffer distance of 120 metres to the nearest building from the proposed North-South Arterial Road to the north of the sector will be provided as shown on the Sector Plan Map. This land will likely be used for courts and playing fields, to mitigate the potential long-term noise impacts generated by this road. Storage and maintenance sheds, grandstands and shelters may be located in this buffer zone.
- .6 The development levels on the boundary of the sector are to take account of proposed finished levels of adjacent areas such as the Major Open Space and future roadworks.

#### 7.3.4 Building Height and Form

- .1 The maximum building height is three (3) storeys except where a two (2) storey height limit is required along part of the north-western frontage as shown on the Sector Plan Map. However, the height of any building fronting Discovery Drive must not exceed two storeys when viewed from that road.
- .2 A central vertical feature or framed tower structure may extend above the buildings and will not be included in the number of storeys.
- .3 Facades of the buildings must be designed so that when viewed from the road frontages, car parks and linear park frontages, they:
  - (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.
  - (iii) Built forms must incorporate predominantly horizontal emphasis, with limited use of vertical elements integrated into the design as special features.

### 7.3.5 Lighting and Glare Management

- .1 Tennis courts located in the southern part of the sector adjacent to the linear park may be lit for night use. These courts are to be isolated from any surrounding development so as not to cause a nuisance.
- .2 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.
- .3 All lighting other than public lighting (e.g. road lighting) and security lighting is to comply with AS4282-1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm - 6am, unless otherwise varied by Council.
- .4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth and, conversely, not become obscured as the landscape matures.
- .5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

### 7.3.6 Stormwater Management

- .1 Development within the sector must comply with the provisions of the MHIA, Council's Design Manual, the Stormwater Management Plan for Tributary C as approved by Council and the Environmental Protection Policy (Water). The provisions of this stormwater management plan override Clause 45 (a) of the planning scheme.
- .2 Stormwater management works so far as they relate to the sector are to be provided, including the construction of all drainage and landscape works in Tributary C between the sector and Road J to B in Figure 6.
- .3 Any development with the sector must not adversely affect stormwater flows through that part of the sector which is below a level of 0.5 metres above the level of a 100 year average recurrence interval flood event as determined by the Stormwater Management Plan for Tributary C or any variation thereof approved by Council. All works proposed within these areas, including fencing, must be submitted to Council for approval as part of the Development Application stage.
- .4 Development Applications must include chemical and fertiliser management plans for the development works and the ongoing use of the sector. Use in the sector must comply with the Chemical and Fertiliser Management Plans approved for that use.

## **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 building and other architectural elements within the sector must achieve the following:

- .1 A design which provides a sense of identity for an educational establishment. A high standard of architectural design must be achieved in expressing the important community and educational purpose of this facility.
- .2 An harmonious, high quality and coherent overall built environment in keeping with the desired urban character of the Local Community Facilities area.
- .3 The promotion of 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 buildings must be constructed generally within the Generalised Building Area shown on the Sector Plan Map.

- .1 The location of the building “footprints” must take account of topography, drainage, soil conditions, services, orientation, microclimate considerations, vehicular access, pedestrian movement patterns, streetscape and landscape design, neighbouring site development and the overall legibility of the sector.
- .2 Each individual building element developed within the sector must be designed and sited so as to create an integrated overall development. The design and scale of the buildings must reflect a pedestrian friendly character.
- .3 The positioning of the various building elements must address all road frontages surrounding the sector, including Discovery Drive, Foundation Street, the North-South Arterial Road and the future roads on the north-western and southern sides of the sector. Each facility within the sector may establish its own arrival

point and sense of address to the surrounding road network, while forming part of the integrated overall development.

- .4 The layout of the development must allow for both passive surveillance and convenient access both within the sector and in the adjacent linear park.
- .5 The location of the buildings and pathways must establish and respect movement patterns through the sector, connections to the linear park and to bus stops and car parks.
- .6 The integration of the buildings with indoor and outdoor spaces and play areas must ensure that the design, orientation and location of activities are appropriate to those uses as anticipated by this sector plan. Grandstands and shelters may be provided adjacent to ovals and playing fields.
- .7 Major changes in the gradient of the land must be accommodated in a manner sympathetic to views from surrounding urban development and the above guidelines. Major reshaping of the topography across the sector is not considered necessary to achieve the desired land use outcome.
- .8 The development must be protected from the adverse impacts of noise including major 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 preferred.
- .2 Colours that blend with natural materials and the landscape setting are preferred as a background against which limited stronger or brighter tonal variations may be used.
- .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 sector is not 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 pre-finished 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 and blend with natural materials and the landscape setting, or natural material finishes such as painted weatherboard or a combination of finishes.
- .7 The design, appearance, materials and colours of any storage sheds, garages and stores must complement the appearance of the main buildings.
- .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 buildings must be treated as an integral part of the building form and screened from view to match with surrounding materials.
- .2 If located externally around the building they 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 and public open space and, where practicable, located away from the side walls, parapets or eave lines of the buildings.

#### 8.1.5 Building Design for Climate

- .1 The buildings should 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 Design issues in relation to the positioning of buildings on the sector must address the important need for comfortable conditions for occupants. Summer breezes are usually light north-easterly to south-easterly, while winter winds are predominantly westerly. The preferred building orientation is long axes running east-west, which will achieve good cross-ventilation.

- .3 The incorporation of energy efficiency measures in the design of buildings is encouraged, and may include the following:
  - (i) Siting of the buildings to avoid summer heat, capture winter warmth and maximise natural light.
  - (ii) Ventilation of the buildings 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 and solar energy devices.
- .4 Suitable landscape elements must be incorporated to enhance the buildings' design response to the climate by providing further sun protection and to minimise the impact of strong winds.

## **8.2 Landscaping**

### **8.2.1 Design Strategy**

- .1 Landscaping is an integral part of the total design of the DCP area. 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 buildings and outdoor spaces;
  - (iii) create a comfortable and attractive environment;
  - (iv) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area;
  - (v) address the landscaping of the areas shown on the Sector Landscape Plan in accordance with the requirements of this sub-section;
  - (vi) ensure that if plant species are chosen which are different for the purpose of creating visual and horticultural interest, they are nevertheless compatible aesthetically and ecologically with each of the other species chosen for the various areas; and

- (vii) establish appropriate screening of obtrusive uses to protect visual amenity.

### 8.2.2 External Landscape

The locations of street planting along the 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 buildings and sightline requirements at vehicular entry points.

### 8.2.3 Internal Landscape

A minimum of 10% of the sector must be retained as absorbent landscape area, not including courtyard areas, paved outdoor areas and sportfields. Internal landscape areas can include absorbent outdoor 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 buildings, 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 Points must highlight the access to and from the sector and ensure vehicle drivers' sightlines are maintained. These areas may be turfed and/or planted with a variety of plant species, including some flowering groundcovers and low shrubs to create visual interest, and may incorporate primary walls/ elements for identification of the sector.

#### .2 Landscaped Frontage Areas

The Landscaped Frontage Areas along boundary roads and the linear park must have a minimum width of 6 metres to buildings or 3 metres to carparks, setdown areas and sports facilities areas. They 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 Parking, Pickup and Setdown Areas

Landscaping for surface car parking 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. Landscaping for bus setdown areas is to include advanced shade trees planted at a rate of not less than one tree per two bus

bays. 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 Internal 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, external storage areas and plant and machinery. Landscaping must allow opportunities for visual surveillance from buildings to the internal landscape areas, to the drop-off areas and to the surrounding streets.

Landscaping around sportsfields is to provide shade, where practicable, while not interfering with the use of these fields. Landscaping will be used to frame the fields and courts and to visually break up the large expanses of open turfed areas.

Landscaping of the internal landscape areas may include trees, shrubs and groundcovers, turfed open spaces, hard landscape elements (e.g. paved areas, seating and outdoor fittings and furniture), screen fences and water features.

The final locations of internal landscape areas is dependent upon the detailed site layout and building designs, which will form part of subsequent Development Applications.

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

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

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

#### 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 the 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. Plain, 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 The design, materials and finishes of any boundary fence will reflect a high level of quality and durability and will be compatible with the proposed development.
- .4 Other than solid acoustic fencing, fencing to road boundaries and the linear park will maintain a visual connection between the development and the surrounding roads and linear park.

Appropriate fencing styles include the following:

- (i) Face brick or rendered and painted masonry piers and base with infills of coloured metal tubes, timber battens or similar to be used as feature fencing or as part of a major address for the campus.
  - (ii) Coloured metal tubes ('pool fence' style)
  - (iii) Welded grid mesh fencing
  - (iv) Timber post and rail fencing.
- .5 Fencing to the linear park, if provided, will maintain a visual connection between the development and the linear park so that the landscaping predominates and to allow for opportunities for casual surveillance into the park.
  - .6 Special paving and other hard surface treatments may be provided where required in vehicular, pathway or landscaped outdoor areas. Acceptable finishes

include coloured concrete pavers, exposed aggregate or brushed concrete finish, or stencilled or stamped concrete.

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

### 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 coordinated graphics for the identification of different uses within the sector; and
- .4 signs compatible with their surroundings.

8.3.2 The following categories of signs are permitted:

.1 Primary Signage

- (i) Freestanding primary signage that identifies the development may be located along the access street frontages of the sector generally in close proximity to the Vehicular Access Locations shown on the Sector Plan Map. Primary signage is not permitted on the Discovery Drive frontage other than at the intersections with the access streets to the sector. A freestanding primary sign must not exceed 8 square metres in area and must be developed in association with frontage landscape areas.
- (ii) Primary signage that identifies the development may be integrated with any frontage walls, entry statements or entry structures (if provided). This signage may be located along the access street frontages and generally adjacent to the Vehicular Access Locations of the sector as indicated on the Sector Plan Map. All primary signage must be developed in association with frontage landscape areas.
- (iii) Primary signage that identifies the development may also be located on the front facade of the buildings, provided it is complementary to the overall building design. It must be attached to the structure of the building and not to awnings and the like.
- (iv) The materials, form and colour scheme of any primary signage must be of a high quality, complementary to the built form of the school, and may incorporate the school colours as colour accents.
- (v) Night lighting of any primary signage must not consist of neon or flashing lights. Backlit fluorescent lighting, in ground spotlights or other special

effects lighting of primary signage will be acceptable provided it does not cause a nuisance to drivers or adjacent residents.

## .2 Other Signage

All other signage within the sector must be subordinate in form and size to the primary signage. Other signage will be complementary to the graphic style and colours approved for the primary signage and provided only for the following purposes:

- (i) to provide direction within the sector;
- (ii) signage to announce school events, achievements etc;
- (iii) to highlight children's safety issues; and
- (iv) to identify areas and intended uses.

Commercial advertising signage will not be permitted. The size, placement, materials and colours of all signage must be complementary to the built form and landscape setting.

8.3.3 Works of high quality urban art, graphics, sculptures, ornamental features, murals and patterned pavers are encouraged to enhance the built environment. These artworks must contribute strongly to the built form and landscape environment.

8.3.4 Signage and graphics are not permitted on the roofs or above the roof fascia lines of buildings.

8.3.5 Signage and graphics must be designed to prevent confusion and clutter to users of facilities within the sector.

8.3.6 Other than the protocol requirements contained within *the Australian Flag Book*, flags and banners may be used on poles no higher than 6 metres above finished ground level. The school flagpole may be taller if required. The dimensions of flags and banners must be a maximum of 2 metres high by 1.5 metres and contain no fluorescent colours. Permanent bunting and streamers are not permitted.

8.3.7 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.

## 8.4 Development Undertaken in Stages

8.4.1 If development within the sector is undertaken in stages, the area for future development must be maintained 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, the remainder of the sector must be cleared of all rubble, debris and construction material and equipment and grassed so as to be capable of being mown and maintained.

## **9.0 Car Parking**

- 9.1 The sector is to include car parking for all uses generated by development of the sector including staff parking, student parking, visitor parking, delivery bays for heavy vehicles, parental setdown and pick-up parking and bus setdown spaces. Each parking facility is to be appropriately located for ease of access for the use being served by the relevant parking facility.
- 9.2 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. If the use is to be for an educational establishment, the minimum car parking requirements of the planning scheme in relation to staffing levels will apply. Consequently, these spaces are to cater for staff, students and visitors.
- 9.3 In addition, the number of car parking spaces to be provided for parental setdown and pick-up, and the number of bus setdown bays, is to be determined following submission of a traffic engineer's report as part of the supporting information accompanying a future Development Application for a Material Change in Use.
- 9.4 The car parking bays for people with disabilities must be provided for each user type in each car parking area at a rate not less than one car park per 50.
- 9.5 Parking for bicycles must also be provided within the sector and located to suit bicycle infrastructure in the external road system.

## **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 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 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 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 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 north-western boundary of this sector, being Node K.
- .5 The intersection at Node I to suit the standard of construction of adjacent roads including auxiliary left turn, right turn and stand-up lanes 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 The initial stage of construction of a two lane trunk collector or sub arterial standard road between Node J and Node B and Node B and Node AJ in accordance with the MHIA. The initial stages are to be constructed from Discovery Drive to all accesses points shown on the sector plan map at the timethe relevant access is required. Each stage is to provide a turnaround facility, if appropriate.
- .7 The intersections at Node J and Node B to suit the standard of construction of adjacent roads including auxiliary left turn, right turn and stand up lanes and traffic signals. The staging of traffic signals may be undertaken in accordance with the timetable approved by Council in accordance with the MHIA.
- .8 The construction of a road from Node K along the north-west boundary of the sector to the furthestmost access as shown on the Sector Plan Map, including a turnaround facility, if appropriate. The initial stages are to be constructed from Discovery Drive to all accesses points shown on the Sector Plan Map at the time the relevant access is required. Each stage is to provide a turnaround facility, if appropriate.
- .9 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

Major Recreational Pathway shown on Figure 4 crossing Tributary C between Community Facilities Sector One and Road J to B is to be constructed at the time of the initial construction of the road between Nodes J and B.

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 main TM1 as shown on Figure 8.

#### 10.1.4 Park

The requirements for park provision throughout the DCP area are provided for 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.

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

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

## **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; and
- .7 communications systems.

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. Any infrastructure requirements of

those State Government departments relating to this sector will be provided in accordance with the existing agreements.

#### **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 2001. 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 140.8 ET.
- 10.5.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 381 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 within this sector, 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**  
**COMMUNITY FACILITIES SECTOR TWO**

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FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES EASTING – 502313.696 METRES, NORTHING – 6987836.073 METRES, THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 99°00'00" FOR A DISTANCE OF 35.137 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 100°19'35" FOR A DISTANCE OF 35.912 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 102°58'40" FOR A DISTANCE OF 35.912 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 105°37'45" FOR A DISTANCE OF 35.912 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 108°16'55" FOR A DISTANCE OF 35.912 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 110°56'00" FOR A DISTANCE OF 35.912 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 113°35'05" FOR A DISTANCE OF 35.912 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 116°14'15" FOR A DISTANCE OF 35.912 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 118°53'20" FOR A DISTANCE OF 35.912 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 132°33'00" FOR A DISTANCE OF 2.563 METRES (MORE OR LESS), THENCE IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 157°13'00"

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FOR A DISTANCE OF 2.563 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 181°52'00"  
FOR A DISTANCE OF 2.563 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 194°12'20"  
FOR A DISTANCE OF 19.01 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 203°17'25"  
FOR A DISTANCE OF 10.421 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 218°12'15"  
FOR A DISTANCE OF 21.228 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 221°06'05"  
FOR A DISTANCE OF 26.069 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 226°19'05"  
FOR A DISTANCE OF 15.371 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 230°39'40"  
FOR A DISTANCE OF 6.163 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 231°29'45"  
FOR A DISTANCE OF 14.228 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 233°09'55"  
FOR A DISTANCE OF 14.228 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 234°00'00"  
FOR A DISTANCE OF 91.509 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 230°30'05"  
FOR A DISTANCE OF 16.112 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 223°30'10"  
FOR A DISTANCE OF 16.112 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 216°30'20"

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FOR A DISTANCE OF 16.112 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 209°30'25"  
FOR A DISTANCE OF 16.112 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 202°13'10"  
FOR A DISTANCE OF 15.978 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 233°29'45"  
FOR A DISTANCE OF 96.303 METRES (MORE OR LESS), THENCE  
IN A SOUTHERLY DIRECTION AT A BEARING OF 183°57'45"  
FOR A DISTANCE OF 54.823 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 233°29'45"  
FOR A DISTANCE OF 147.393 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 278°29'45"  
FOR A DISTANCE OF 72.67 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 324°00'00"  
FOR A DISTANCE OF 99.545 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9°00'00"  
FOR A DISTANCE OF 20.93 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 324°00'00"  
FOR A DISTANCE OF 21.567 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 234°00'00"  
FOR A DISTANCE OF 20.75 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 189°00'00"  
FOR A DISTANCE OF 5.339 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 211°30'00"  
FOR A DISTANCE OF 6.467 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 234°00'00"

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FOR A DISTANCE OF 14.969 METRES (MORE OR LESS), THENCE  
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 255°15'45"  
FOR A DISTANCE OF 6.509 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 284°01'00"  
FOR A DISTANCE OF 5.498 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 310°40'20"  
FOR A DISTANCE OF 5.498 METRES (MORE OR LESS), THENCE  
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 324°00'00"  
FOR A DISTANCE OF 12.374 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9°00'00"  
FOR A DISTANCE OF 166.967 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 24°00'00"  
FOR A DISTANCE OF 7.765 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 54°00'00"  
FOR A DISTANCE OF 7.765 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 84°00'00"  
FOR A DISTANCE OF 7.765 METRES (MORE OR LESS), THENCE  
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 99°00'00"  
FOR A DISTANCE OF 68.637 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 50°01'30"  
FOR A DISTANCE OF 207.494 METRES (MORE OR LESS), THENCE  
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9°00'00"  
FOR A DISTANCE OF 111.961 METRES (MORE OR LESS),  
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF  
15.0048 HECTARES (MORE OR LESS).

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

  
.....  
Licensed Surveyor/Director

# **ANNEXURE B**

## **PLANT LIST**

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

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
<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>	Broadleaved 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 Two**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Shrubs</b>	
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	Dwarf Tea Tree
Snowflake	
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
<b>Groundcovers</b>	
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 Two**

<b>Botanical Name</b>	<b>Common Name</b>
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 Boobiella
Myoporum parvifolium	Myoporum
Pittosporum Miss Muffet	Dwarf Pittosporum
Viola hederacea	Native Violet
Zierra Carpet Star	Carpet Star
<b>Grasses</b>	
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
<b>Vines</b>	
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) FOR COMMUNITY FACILITIES  
SECTOR TWO**

<p style="text-align: center;">Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p style="text-align: center;">COLUMN A</p>	<p style="text-align: center;">Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</p> <p style="text-align: center;">COLUMN B</p>	<p style="text-align: center;">Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p style="text-align: center;">COLUMN C</p>	<p style="text-align: center;">Purposes for which premises may not be erected or used (Prohibited Development)</p> <p style="text-align: center;">COLUMN D</p>
<p>Caretaker's residence 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>Community premises Cultural facility(performing arts facility) Educational establishment Indoor recreation(gymnasium) Outdoor recreation(sports fields and courts) Place of worship</p> <p><b>Any purpose in this column not nominated for land by the sector plan becomes for that land a permissible development</b></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>Accommodation units Adult product shop Agriculture Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Camping grounds Caravan Park Casino Cattery Cemetery Communication station Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structure Duplex dwelling Extractive industry Family day care centre Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Home occupation Hospital</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>Junk yard</li> <li>Kennels</li> <li>Lot feeding</li> <li>Mini-brewery</li> <li>Motel</li> <li>Motor sport or shooting</li> <li>Outdoor sales</li> <li>Piggery</li> <li>Poultry farm</li> <li>Retail showroom</li> <li>Rural industry</li> <li>Service industry</li> <li>Shop &gt;3000m<sup>2</sup> GLA</li> <li>Showground</li> <li>Simulated conflict</li> <li>Stable</li> <li>Stock sales yard</li> <li>Tourist facility</li> <li>Townhouse units</li> <li>Transport terminal</li> <li>Transportable homes village</li> <li>Turf farming</li> <li>Vehicle hire depot</li> <li>Vehicle sales yard</li> <li>Warehouse</li> </ul>

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