

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 001 - 9000

for

Residential Sector Five

Lakeside Residential Precinct

North Lakes Development

30 July 2002

(Approved without conditions by Council on 7 December 2000 (MP00/4249) and amendments approved 30 July 2002 (MP02/2171))

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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 *Residential Sector Five*. This document constitutes the Sector Plan for Residential Sector Five.
- 1.6 The location of the sector within the DCP area and the Lakeside Residential Precinct (the precinct) 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 Residential Sector Five is located in the eastern part of the Lakeside Residential Precinct. It is broadly defined by the proposed North-South Arterial Road to the north, Community Facilities Sector Two to the east, a number of future local community facilities sites to the south, and Discovery Drive to the west. The sector forms part of the Urban Residential Area land use element. The location of the sector within the precinct is shown on Figure 2.
- 2.2 The area of the sector is 3.50 hectares. After dedication of land for public roads and/or parks the residential area will be approximately 3.30 hectares.
- 2.3 The plan in Figure 3 shows the final boundaries of the Urban Residential Area land use element relative to this sector. The Proposed Metes and Bounds Description of the sector is provided in Annexure A.

3.0 General Desired Environmental Outcomes

3.1 General

In relation to the land use element of Urban Residential Area, the DCP states the following general desired environmental outcomes:

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

3.2 Specific

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

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

4.0 Planning Intent

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

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

- 4.2 Consistent with the precinct plan designation of Standard or Medium Density Housing for this sector, the planning intent for Residential Sector Five is to provide a range of medium density housing types, including zero lot line detached houses on small lots, duplex dwellings and townhouse units. As anticipated by the Lakeside Residential Precinct Plan (Plan No. 001), this small sub-precinct of medium density housing will be focused on a local park located within 200 metres of all residences of this sector. Most residents will also be within approximately 400 metres of Settlers Park (Village Park), linear parkland and the North Lakes Town Park.

5.0 Development and Landscape Concept

5.1 Development Concept

Residential Sector Five is proposed to be developed as a community title subdivision (building format plan) accommodating a high quality, integrated residential community which will form a discrete pocket of medium density housing within the North Lakes development. As outlined in the Planning Intent, it will comprise a range of small lot and attached dwelling types as provided for in the DCP (refer Figures 7a and 7b). It will also include communal open space (private open space) within the housing area, a local park (public open space), and supporting engineering infrastructure.

The Proposed Plan of Subdivision for the sector is shown in Figure 4. This plan identifies the following key land use elements:

- (i) A parcel of land which will be developed in stages as integrated housing. It forms part of the easternmost residential village identified on the precinct plan map (refer Figure 2), and will accommodate approximately 95 dwellings. This parcel will also make provision for an internal private road(s) and communal open space; and
- (ii) A local park with an area of approximately 2,000m².

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

- (i) A mixture of detached housing on small lots (zero lot line), duplex dwellings and townhouse units which will be developed as a community title subdivision in accordance with the guidelines for Integrated Development contained in the *Queensland Residential Design Guidelines*.
- (ii) Incorporation of a caretaker's residence together with associated communal open space (private open space) and recreational facilities;
- (iii) A centrally located local park (public open space) to form an important community focal point for Residential Sector Five and adjacent sectors;
- (iv) Incorporation of an internal private road(s) offering high accessibility;
- (v) Collector standard entry road connecting to the signalised intersection along Discovery Drive to the south-west;
- (vi) Internal layout of the sector with no direct access to the collector road serving Community Facilities Sector Two (which may be developed as an educational establishment) and the other adjacent local community facilities sites;
- (vii) Lots adjacent to the North South Arterial Road and Discovery Drive having no direct vehicular access to these major road reserves which will incorporate noise attenuation treatments and landscape plantings; and
- (viii) Provision for a bus route along the adjacent Discovery Drive.

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

A temporary estate sales office is also anticipated for the purpose of promoting and selling residential development specifically within this sector.

Residential development in this sector should anticipate the future development permitted, without public notification, in the adjacent Community Facilities Sector Two and other future local community facilities sites.

5.2 Landscape Concept

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

- (i) Local Park (public open space): located within the southern central part of the sector and providing an open space and landscape focus for the dwellings within 200 metres walking distance. The local park will also provide a focal point for the adjacent local community facilities sites.
- (ii) Streetscape Planting: the front entrance off the collector road and the internal private road(s), including speed control devices where required, are to be planted with street trees and associated plantings. Such treatments are intended to enhance the landscape structure of the internal road(s). Special feature planting is also anticipated at the front entry gate to enhance the sense of arrival at this private residential community.

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

The use of native species as the predominant plantings will visually reflect the existing natural setting of the DCP area, as well as offering benefits of reduced maintenance and water requirements (refer Annexure B). In addition, exotic and flowering species can be used as feature planting, for example, to announce the gated vehicular entry to the sector, distinguish the roadway network and provide visual interest and contrast in landscape areas.

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

6.0 Land Use Rights

- 6.1 Clause 2.4.9 of the DCP requires the final specification of land use rights for land in a sector to be chosen from the supplementary table of development in the DCP for the particular land use element. If a purpose set out in column B of the supplementary table of development is not nominated for land in the sector, then that purpose thereafter for that land becomes permissible development (column C).
- 6.2 Land within the sector may be used for the purposes specified in column A of the supplementary table of development for the Urban Residential Area land use element which is the subject of this sector plan.
- 6.3 The following purposes in column B of the supplementary table of development for the Urban Residential Areas element are nominated for the land in this sector:
 - *Apartments*
 - *Duplex dwelling*
 - *Estate Sales Office*
 - *Townhouse units*

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

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

7.0 Development Requirements

7.1 Introduction

Clause 2.4.2 of the DCP requires a sector plan to specify development requirements for land in the sector. Clause 1.11 of the DCP provides that to the extent a sector plan does not 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 10 of this sector plan.

For the purposes of this clause, where relevant:

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

7.3 Specific Requirements

The following requirements apply to development within this sector:

7.3.1 Lot Number, Subdivision and Staging

- .1 The maximum number of dwellings in the community title scheme is 95, excluding areas created for communal open space purposes or for private roads.
- .2 Subdivision within this sector will be using Building Format Plan.

- .3 The sector may be developed in a staged manner or as a single entity, provided that for each stage the subdivision and development of individual buildings, communal streets, services and landscaping, and the siting and design of dwellings is undertaken as part of an integrated development.

7.3.2 Vehicular and Pedestrian Access

- .1 Vehicular accessways to all dwellings within the sector are to be from the internal private road(s). As represented by the Restricted Lot Access highlighted on the Sector Plan Map, the only vehicular entrance to the sector is off the collector road extending from Discovery Drive. This point of vehicular access may be controlled by a security gate provided adequate provision is made for vehicular turnaround in front of the gate.
- .2 Pedestrian access into the sector must be provided at the points shown indicatively on the Sector Landscape Plan.
- .3 Additional pedestrian pathways may be provided in locations and to details approved by Council.

7.3.3 Lighting and Glare Management

- .1 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.
- .2 All lighting other than public lighting (e.g. road lighting) is to comply with AS4282-1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm – 6am, unless otherwise varied by Council.
- .3 Lighting must provide the level of illumination necessary for safe vehicular and pedestrian movement through the sector.
- .4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth and, conversely, not become obscured as the landscape matures.
- .5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

7.3.4 Noise Attenuation Measures for Housing next to Major Roads

- .1 For dwellings abutting the North South Arterial Road and Discovery Drive a traffic noise fence is to be constructed on the boundary of the sector in order to reduce traffic noise levels on those dwellings.

- .2 Where dwellings abutting the North South Arterial Road are elevated above the ground or are two storey design, the predicted long term traffic noise levels may exceed 63dB(A). To minimise intrusion of traffic noise into these dwellings they are to be designed to Categories 3 or 4 as defined in Australian Standard AS3671-1989. Residents / builders should seek advice from a person expert in dwelling design which reduces traffic noise intrusion.

8.0 Design and Siting Guidelines

8.1 Integrated Development Guidelines

- 8.1.1 This sector is proposed to be developed as a community title medium density housing project. The development will include a mixture of detached dwellings, duplex dwellings and townhouse units together with associated communal open space and recreational facilities. The subdivision and development of the sector, including communal streets, provision of communal facilities and landscaping, and the design, siting and construction of housing, will be undertaken in an integrated manner by the same developer.

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

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

Figure 5, Sector Plan Map, shows the sector which is the subject of the community title integrated housing proposal including the local park. The Sector Plan Map also illustrates key design and siting controls such as the building area, external boundary setbacks and restricted lot access. More specific design and siting parameters for individual buildings within the community title subdivision will be reflected on a Plan of Development to be submitted to Council at the time of lodging a Development Application for a Material Change of Use. As outlined above, this Plan of Development will need to comply with the Integrated Development Guidelines of QRDG and the provisions of this Sector Plan.

8.2 Specific Residential Design and Siting Guidelines

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

8.2.1 Building Controls

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

8.2.2 Landscaping

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

areas are to take account of the need for landscaping as privacy screening, as well as useable outdoor space and solar access considerations.

8.2.3 Building Appearance

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

8.2.4 Streetscape (Internal)

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

8.2.5 Building Colours and Materials

- .1 The natural and recessive colours of native Australian landscape elements (eg. cream, terracotta, and light to mid-tones of greens, greys and browns) are the preferred colours for major roof, wall, garage door and other major vertical surfaces such as front courtyard walls and secondary street frontage fences..
- .2 Colours which are unsympathetic to the natural colours of the landscape are not permitted as major roof, wall or garage door colours. This

includes blue, which is more suited to a coastal theme, bright colours (ie. red, yellow, violet, pink), dark colours (ie. black, dark grey, deep brown) and highly reflective colours (ie. white, off-white, unfinished metal).

- .3 Roof, wall and garage door colours are to be selected to be complementary.
- .4 Colour accents, including darker or brighter, stronger colours, are acceptable only on detailed building elements such as window and door frames, gutters, fascias and downpipes.
- .5 The major wall materials are to be one or a combination of the following:-
 - (i) Rendered and painted masonry ;
 - (ii) Fibre cement with rendered and painted texture finish;
 - (iii) Facebrick;
 - (iv) Painted or stained weatherboard; or
 - (v) Stone or prefinished materials provided they have a natural appearance.

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

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

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

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

Roof materials and colours are not to be highly reflective.

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

8.2.6 Design for Solar Access and Energy Efficiency

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

8.2.7 Boundary Fencing

- .1 Boundary fencing design, materials and finishes will reflect a suitable high level of quality and durability and will be compatible with the proposed development.
- .2 Fencing to the local park will maintain a visual connection between the development and the park. Proposed fencing must be at least 50% semi-transparent. The fence will be constructed of face brickwork or rendered and painted masonry piers and base (minimum 300mm base) and infills of coloured metal tube, painted or stained timber lattice or horizontal timber battens, and include a gate for pedestrian access only.
- .3 The fencing and frontage landscape treatment along the Discovery Drive frontage of the sector is to complement the streetscape character of that road and duplicate the existing fencing style on the opposite side of Discovery Drive.
- .4 The fencing and frontage landscape treatment along the North South Arterial Road frontage of the development is to complement the streetscape character of that road and duplicate the existing fencing style on the boundary of Stages 1a to 5.
- .5 Fencing to the local community facilities sites to the south of the sector is to be constructed of painted or stained timber palings boarded on both sides, with capping and shaped posts to a height of 1.8 metres.
- .6 Fencing to the Local Community Facilities Sector Two site to the east of the sector is to be a maximum of 1.8 metres high and constructed of one of the following styles:
 - (i) Timber paling fencing;
 - (ii) Coloured metal tubes ('pool fence style')

- (iii) Face brick work or rendered and painted masonry peirs (either with or without a minimum 300 mm matching base), and infills of coloured metal tube, painted or treated timber lattice, or Good Neighbour' style timber palings.

8.2.8 Carparking

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

8.2.9 Ancillary Structures

.1 *Signs*

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

.2 *Air Conditioners*

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

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

.3 *Television/Radio Antennae & Satellite Dishes*

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

.4 *Solar Water Heaters*

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

.5 *Other Structures*

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

.6 *Unightly Objects*

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

8.3 Landscaping of Parks and Road Reserves

8.3.1 Design Strategy

.1 Landscaping is an integral part of the total design of the DCP area and landscape development within parks and road reserves in this sector must be consistent with the Landscape Concept Plan for the wider precinct.

.2 Landscaping within the sector must:-

- (i) be predominantly native planting species;
- (ii) unify the sector through planting type, texture, colour and hard landscaping elements;
- (iii) be in scale with the buildings and outdoor spaces;
- (iv) create a comfortable and attractive environment;
- (v) screen utility installations from public view (subject to approvals from the relevant Authorities);
- (vi) ensure that planting effects are contextually appropriate within the broader landscape strategy for the precinct;
- (vii) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting;
- (viii) address the landscaping of the various areas as shown on the Sector Landscape Plan in accordance with the requirements of this section; and
- (ix) ensure that if plant species are chosen which are different for the purpose of creating visual and horticultural interest, they are nevertheless compatible aesthetically and ecologically with each of the other species chosen for the various areas.

- .3 The species of trees, shrubs and ground covers used in parks, roads and communal streets are to be selected from the Plant List in Annexure B. Plants of similar characteristics may be substituted for a species in the Plant List and other plant types may be permitted, if approved by Council.
- .4 The Sector Landscape Plan (Figure 6) shows the landscaping of parks and streetscapes based on the Proposed Plan of Subdivision and the layout reflected on the Sector Plan Map.

8.3.2 Local Park

The Sector Landscape Plan shows the indicative layout and landscaping of the local park. The landscaping of this public open space is to be consistent with the relevant provisions of the Mango Hill Infrastructure Agreement.

8.3.3 Landscape and Planting Plan

The final landscaping and planting within parks and private streets of the sector, including details on planting size, layout and density, must be carried out in conformity with Landscape and Planting Plans prepared in accordance with the requirements of this sector plan by a qualified Landscape Architect. These plans must be submitted to, and approved by, the Council at the time of lodging a development application for operational works or building works.

8.4 Signage and Artworks within Parks and Road Reserves

8.4.1 Signage within the sector must provide:-

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

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

8.4.3 Works of high quality urban art, including paving patterns, water features and sculptures, are encouraged. These artworks must contribute strongly to

enhancing the architecture and landscape of the residential environment, and achieve humanising elements.

9.0 Infrastructure Obligations of the Principal Developer

9.1 Infrastructure to be Provided

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

9.1.1 Roads

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

- .1 A four lane median divided arterial road (Waterford Drive) between Node H and Node I as shown on Figure 8, 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 Node C;
- .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 A four lane median divided road (North-South Arterial Road) between Node B and Node C in accordance with the MHIA. The initial standard of construction will be a two lane road which may be required earlier than the lot turnoff threshold in the MHIA if a transport study demonstrates a need for this facility to provide relief for internal roads in the precinct. An initial stage may also be work on road verges abutting the precinct;
- .7 The intersection at Node J is 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 to the south-east boundary of the sector including a turnaround facility, if appropriate; and
- .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 construction of the abovementioned infrastructure to the final standard is to be undertaken in accordance with the staging and timing outlined in the MHIA. The initial standard of construction referred to above will be undertaken to suit the rate of development of the sector. Where initial construction is not stated, the road is to be constructed to the standard described above to suit the rate of development of the sector.

9.1.2 Water

- .1 If not already constructed, construct a connection to Council water supply at Node 32 as shown on Figure 9 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 500 ETs;
- .2 If not already constructed, construct a water supply network within the DCP area (including those sections of the mains shown on Figure 9) necessary to service the anticipated demand within this sector.
- .3 Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

9.1.3 Sewerage

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

- .1 Construct RM1 as shown on Figure 10 from pump station 1 (PS1) to Murrumba Downs;

- .2 Construct pump station 1 (PS1) shown on Figure 10; and
- .3 Construct trunk main TM1 as shown on Figure 10.

9.1.4 Park

- .1 The requirements for park provision throughout the DCP area are provided for in the MHIA and those areas of the sector to be provided as park are shown on the proposed plan of subdivision (refer figure 4). The estimated area of local park is 2,000 m².
- .2 Provide park enhancement works to the local park in accordance with the MHIA.

9.1.5 Stormwater

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

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

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

9.2 **Infrastructure Affected by Development**

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

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

- .7 Electricity and Gas Supply;
- .8 Communications Systems, and
- .9 State Government Infrastructure.

The infrastructure described in Clause 9.1, together with the obligations of the principal developer under the MHIA, is required to mitigate the adverse affects on such infrastructure.

9.3 How the Required Infrastructure Relates to the Infrastructure Agreements

The MHIA describes the infrastructure which must be provided by the principal developer as part of its obligations to provide infrastructure as envisaged by Chapter 12 of the DCP. The works described in Clause 9.1 are the principal developer's obligations under the MHIA in so far as they relate to this sector.

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

9.4 Program for Infrastructure Provisions

The principal developer will provide all the infrastructure referred to in clause 9.1 at times to satisfy the requirements of the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the sector. Initial infrastructure works are anticipated to be constructed by December 2000. The staging of the roadworks, where approved by Council, will be as described in clause 9.1.1 and the MHIA.

Except as described elsewhere in this Clause, no other works depend on the provision of this infrastructure.

Council is to use its best endeavours, including its powers of resumption if lawful, to obtain all necessary rights to permit the construction of water and sewerage infrastructure if such infrastructure is constructed on land external to the DCP area over which Council does not have such rights.

9.5 Water and Sewerage Demands

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

- 9.5.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 58.05 ET.

9.5.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 223.2 EP.

10.0 Assessment of Compliance with Precinct Plan Performance Criteria

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

11.0 Definitions

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

ANNEXURE A

PROPOSED METES AND BOUNDS DESCRIPTION OF SECTOR

METES & BOUNDS


NORTH LAKES - STAGE 10

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES EASTING – 502313.696 METRES, NORTHING – 6987836.073 METRES, THENCE IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 189°00'00" FOR A DISTANCE OF 111.961 METRES (MORE OR LESS), THENCE IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 230°01'30" FOR A DISTANCE OF 66.228 METRES (MORE OR LESS), THENCE IN A NORTH WESTERLY DIRECTION AT A BEARING OF 320°01'30" FOR A DISTANCE OF 21.688 METRES (MORE OR LESS), THENCE IN A NORTH WESTERLY DIRECTION AT A BEARING OF 275°01'30" FOR A DISTANCE OF 9.899 METRES (MORE OR LESS), THENCE IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 230°01'30" FOR A DISTANCE OF 12.633 METRES (MORE OR LESS), THENCE IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 189°00'00" FOR A DISTANCE OF 10.283 METRES (MORE OR LESS), THENCE IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 195°50'15" FOR A DISTANCE OF 3.819 METRES (MORE OR LESS), THENCE IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 209°30'45" FOR A DISTANCE OF 3.819 METRES (MORE OR LESS), THENCE IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 223°11'15" FOR A DISTANCE OF 3.819 METRES (MORE OR LESS), THENCE IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 230°01'30" FOR A DISTANCE OF 11.093 METRES (MORE OR LESS), THENCE IN A NORTH WESTERLY DIRECTION AT A BEARING OF 320°01'30"

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FOR A DISTANCE OF 29.608 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 279°00'00"
FOR A DISTANCE OF 108.276 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 9°00'00"
FOR A DISTANCE OF 141.65 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 54°00'00"
FOR A DISTANCE OF 36.77 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 99°00'00"
FOR A DISTANCE OF 193.833 METRES (MORE OR LESS),
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
3.5016 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

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ANNEXURE B

PLANT LIST

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

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

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

Botanical Name	Common Name
Grevillea Majestic	Majestic
Grevillea Ned Kelly	Ned Kelly
Grevillea Superb	Superb
Hovea acutifolia	Pointed Leaved Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca Claret Tops	Claret Tops
Melaleuca linariifolia	Snow in Summer
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Tiny Trev	Tiny Trev
Tibouchina Jules	Dwarf Lassiandra
Tibouchina urvilliana	Lassiandra
Westringia fruticosa	Wynyabbie Gem
Groundcovers	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Alternanthera dentata	Alternanthera
Austromyrtus dulcis	Midyim Berry
Brachyscome microcarpa	Forest Daisy
Brachyscome multifida	Daisy
Cissus antarctica	Kangaroo Vine
Cissus rhombifolium	Grape Ivy
Crinum pendunculatum	Swamp Lily
Cymbopogon refractus	Barbed Wire Grass
Dianella caerulea	Flax Lily
Dianella revoluta	Spreading Flax Lily
Dietes bicolor	Japanese Iris
Dietes grandiflora	Wild Iris
Doryanthes excelsa	Gynea Lily
Erigeron karvinskianus	Sea Side Daisy
Grevillea Bronze Rambler	Bronze Rambler
Grevillea Royal Mantle	Royal Mantle
Hardenbergia violacea	False Sarspiralla
Helichrysum ramosissimum	Yellow Buttons
Hibbertia scandens	Snake Vine
Kennedia rubicunda	Dusky Coral Pea
Lomandra longifolia	Mat Rush
Lomandra multiflora	Many Flowered Mat Rush
Myoporum ellipticum	Creeping Boobiella
Pennisetum alopecuroides	Swamp Foxtail
Poa labillardieri	Tussock Grass
Zierra Carpet Star	Carpet Star
Grasses	
Danthonia induta	Wallaby Grass
Cynodon dactylon	Green Couch

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

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

ANNEXURE C

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

SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR RESIDENTIAL SECTOR FIVE

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

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

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