

**MANGO HILL INFRASTRUCTURE
DEVELOPMENT CONTROL PLAN**

Sector Plan No. 001-11000

for

Residential Sector Thirty-Six

Lakeside Residential Precinct

North Lakes Development

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1.0 Introduction and Statutory Context

- 1.1 The Mango Hill Infrastructure Development Control Plan (DCP) provides a process for development of land in the DCP area and for the creation of a Sector within a Precinct and the preparation by the Principal Developer of a Sector Plan in accordance with the relevant provisions of the DCP.
- 1.2 This document constitutes the Sector Plan for the **Residential Sector Thirty-Six** (Sector Plan).
- 1.3 The location of the Sector within the DCP area is shown on *Figure 1 – Planning Context*. As illustrated on *Figure 2 – Cadastral Boundary Plan*, the Sector is bounded by:
- (i) Lake Eden and North Lakes Town Park; and
 - (ii) Lakefield Drive to the south.
- 1.4 The location of the Sector within the Precinct Plan area is shown on *Figure 3 – Precinct Plan Map*.
- 1.5 This Sector Plan is the code of development for the land in the Sector. In the event that this Sector Plan does not provide development requirements, then the Planning Scheme provisions relevant to the particular form of development apply.
- 1.6 The DCP, approved Precinct Plans and approved Sector Plans are to be read in conjunction with the planning scheme and Council’s local laws, policies and codes and to the extent the DCP, Precinct Plans and Sector Plans do not modify provisions of the Council’s planning scheme, local laws, policies and codes they will apply to the DCP area.
- 1.7 To the extent the provision of Council’s planning scheme, local laws, policies or codes are modified by the DCP, Precinct Plans or Sector Plans, then the provisions of the DCP, the Precinct Plans or Sector Plans will prevail.
- 1.8 Development in the Sector must comply with the provisions of the Sector Plan.

2.0 Land Use Rights

- 2.1** 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).
- 2.2** Land within the sector may be used for the purposes specified in column A of the supplementary table of development for the Town Centre Frame land use element which is the subject of this sector plan.
- 2.3** The following purposes in column B of the supplementary table of development for the Town Centre Frame element are nominated for the land in this sector:
- Apartments (on lot greater than 1000m² in area)
 - Detached House
 - Duplex Dwelling (*on lots as nominated on the Sector plan map*)
- The other purposes set out in column B of the supplementary table of development for the Town Centre element and the Open Space elements are permissible purposes for land in this sector (i.e. they become column C purposes).
- 2.4** The Supplementary Table of Development (Town Centre Frame Element) setting out the final specification of land use rights for land in this sector is contained in Annexure C.
- 2.5** The final specification of land use rights for land in this Sector are contained in ***Appendix A.1 – Final Specification of Land Use for Town Centre Frame Element*** and ***Appendix A.2 – Final Specification of Land Use for Open Space Element.***

3.0 Development Requirements & Guidelines

3.1 INTRODUCTION

Clause 2.4.2 of the DCP states that a Sector Plan specify the requirements for development and car parking and the guidelines for design and siting, landscaping and signage for land in the Sector.

3.2 DEVELOPMENT CONCEPT

Residential Sector Thirty-Six is proposed to be developed as a high quality residential community forming an integral part of the North Lakes development. The development concept for this Sector will take one of two forms either a medium density residential development in the form of apartments contained in a landscaped setting or a pocket of medium density urban residential development (consisting of small lot housing types in the form of terrace dwellings). The Sector is to include one (1) medium density urban residential development lot or fifteen (15) medium density urban residential development lots. Where proposed duplex development will be developed as a community title subdivision in accordance with the Guidelines for Integrated Development contained in the Queensland Residential Guidelines.

The Sector provides for residential development within convenient access to a wide range of retail, commercial, employment, community and recreational facilities. The Sector also provides an opportunity to expand the range of retail/commercial facilities within the Town Centre Frame by establishing a medium density mixed use development comprising residential development with an emphasis on providing home based businesses as part of the dwelling unit. If the Sector is developed for medium density residential, it will also include communal open space and private open space within the housing area and supporting engineering infrastructure.

Development of the Sector is to provide a transition between the Town Centre Frame and the urban residential areas and open space areas towards the north of the Precinct. It is intended that the private open space areas within the Sector are linked with the adjacent public open space of Lake Eden / North Lakes Town Park, where practicable.

To avoid the built form dominating the surrounding urban landscape and open space areas, development will retain a human scale and intimacy at the street level, and provide a transition between the character of the Town Centre Frame and the surrounding urban residential areas.

Development in the Sector should:

- (i) provide for development in the form of either:
 - (a) a medium density residential apartment development integrated with commercial/retail uses in the form of home businesses. The medium density residential development may be developed as a community title subdivision in accordance with the guidelines for Integrated Development contained in the Queensland Residential Design Guidelines; or
 - (b) a medium density terrace housing residential development integrated with commercial/retail uses in the form of home businesses.
- (ii) provide a transition between the town centre core and urban residential areas;
- (iii) provide a high standard of urban amenity;
- (iv) provide a mixed and flexible environment to meet future employment and consumer needs;
- (v) ensure connectivity, integration and strong functional and architectural relationships with the commercial and residential developments within the Sector, Precinct and the balance of the Town Centre;
- (vi) ensure that car parking areas in the Sector are enhanced by landscaped vehicular and pedestrian links. Potential conflict points between vehicular and pedestrian movements are to be minimised through considerate design; and
- (vii) provide shared vehicular access along Lakefield Drive in order to reduce interruption to traffic flow along Lakefield Drive and to contribute to the connectivity and integration of built-form within the Sector.

Figure 4A – Sector Plan Map: Medium Density Residential and ***Figure 4B – Sector Plan Map: Medium Density Residential*** illustrates how these requirements may be satisfied.

3.3 DEVELOPMENT REQUIREMENTS

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

3.3.1 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 3.3.2 or the design and siting guidelines in Section 3.4 or where relaxations are granted in accordance with Section 8 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.

3.3.2 Specific Requirements

The following requirements apply to development within this sector:

3.3.2.1 Lot Number and Size

- (i) The maximum number of developable lots is 1 medium density residential apartment lot (see Figure 4A) excluding proposed park and road reserves, which may be subdivided under a community title, excluding the proposed road reserves created for communal open space. The maximum density permitted in the high density development is 40 dwellings per hectare; or
- (ii) The maximum number of developable lots is 15 medium density terrace housing lots (see Figure 4B) excluding proposed park and road reserves.

3.3.2.2 Vehicular and Pedestrian Access

- (i) Indicative Vehicular Access locations are shown on the Sector Plan Map for smaller lots, and certain larger lots where special locational circumstances dictate the need for more specific access requirements. Other access point locations are acceptable where:
 - (a) the garage is not built to a zero lot line; or
 - (b) site specific issues warrant a different driveway location (e.g. as a response to land form, streetscape works or manoeuvrability requirements for vehicles).

- (ii) Where optional vehicular access locations are shown on a lot (e.g. a corner lot), only one access point is to be used.
- (iii) Restricted Lot Access is highlighted on the Sector Plan Map. Driveways to lots are not permitted along those highlighted frontages.
- (iv) Provision for pedestrian access must be made within the sector as shown indicatively on the Sector Landscape Plan.
- (v) Additional pedestrian pathways may be provided in locations and to details approved by Council.

3.3.2.3 Lighting and Glare Management

- (i) No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.
- (ii) 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.
- (iii) Lighting must provide the level of illumination necessary for safe vehicular and pedestrian movement through the sector.
- (iv) 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.
- (v) Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

3.3.2.4 Rain Water Tanks

Where a rain water tank is proposed, the following requirements are to be satisfied:

- (i) All rain water tanks greater than 9m² in area are to be located underground.
- (ii) All rain water tanks are to be located to ensure the tank is not visible from the street or adjoining areas of public open space, and does not obstruct private open space areas on the lot. Unfinished metal rain water tanks of any size are not permitted. Locating rainwater tanks of any size underground is encouraged.

3.4 DESIGN & SITING GUIDELINES

3.4.1 General Residential Guidelines

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

As a medium density residential apartment development, the Medium Density Residential Design and Siting Guidelines outlined in section 3.4.2 relate to development of medium density lots throughout the sector and, as stated above, represent acceptable solutions to a range of residential design and siting issues. The acceptability of modifications to any of the guidelines will need to be demonstrated to, and approved by, the Council after consultation with the principal developer. Any modifications will only be considered where site-specific issues warrant special consideration or where a variation can be demonstrated to achieve contemporary best practice in residential planning, design and development. The assessment of such modifications would be based on the intents and performance criteria specified in the Lakeside Residential Precinct Plan.

Figure 4A, Sector Plan Map: Medium Density Residential, illustrates key design and siting controls such as the building area, external boundary setbacks and restricted lot access. More specific design and siting parameters for individual buildings within the community title subdivision will be reflected on a Plan of Development to be submitted to Council at the time of lodging a Development Application for a Material Change of Use. As outlined above, this Plan of Development will need to comply with the Integrated Development Guidelines of QRDG and the provisions of this Sector Plan. All medium density residential development must address the requirements outlined below in Section 3.4.2.

As a medium density terrace housing residential development, the Medium Density Residential Design and Siting Guidelines outlined in section 3.4.4 relate to development of medium density lots throughout the sector and, as stated above, represent acceptable solutions to a range of residential design and siting issues. The acceptability of modifications to any of the guidelines will need to be demonstrated to, and approved by, the Council after consultation with the principal developer. Any modifications will only be considered where site-specific issues warrant special consideration or where a variation can be demonstrated to achieve contemporary best practice in residential planning, design and development. The assessment of such modifications would be based on the intents and performance criteria specified in the Lakeside Residential Precinct Plan.

Figure 4B, Sector Plan Map: Medium Density Residential, illustrates key design and siting controls for the various lots within Residential Sector Thirty-Six as a medium density residential development. All medium density residential development must address the requirements outlined below in Section 3.4.4. It is noted that lots 4 and 9 have been identified for duplex dwellings (with a maximum of two dwelling units per lot).

3.4.2 Medium Density Residential Design and Siting Guidelines

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

3.4.2.1 Building Controls

- (i) Site coverage is limited to 50%. Site coverage is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas, basement car parking (which does not project greater than 1m above finished ground level as at the date the lots are created) and roof eaves.

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

- (ii) Buildings within the Sector must:
 - (a) be a minimum two (2) storeys in height above the finished ground level; and
 - (b) not exceed four (4) storeys in height and/or RL30.0 AHD. A building with projections which exceed RL30.0 AHD will be considered on its merits, and will generally be limited towards Lakefield Drive;
 - (c) where a height greater than 2 storeys is proposed, the building must step down from Lakefield Drive towards Lake Eden and the North Lakes Town Park, such that the rear of the building facing Lake Eden does not exceed 2 storeys in height in one plane.

3.4.2.2 Building Setbacks

- (i) Building setbacks are to be:
 - (a) no less than three metres from the front boundary alignment (refer to Section 3.4.2.6 for additional garage setbacks). However, unenclosed spaces such as verandahs, terraces, balconies and pergolas may project into the front setback by a maximum of 1.5 metres; and
 - (b) The minimum setback to the park boundary is 3 metres.
- (ii) Eaves, excluding gutter, are permitted to extend up to 600mm within the setback areas (other than where buildings are built to a zero lot line boundary).

Refer to *Figure 4A – Sector Plan Map: Medium Density*, which shows key design and siting controls within the sector.

3.4.2.3 Landscaping

- (i) Major private open space is to have a maximum gradient of 1 in 10.
- (ii) All private open space is to be designed to ensure useability, e.g. entry courts, outdoor living areas or service areas must demonstrate a clear relationship to the internal living area of the dwelling.
- (iii) The exposed walls of swimming pools should be properly finished to compliment the building and be screened from public view.
- (iv) Landscape planting is to be provided, wherever practicable, to soften the appearance and give scale to dwellings and fences.
- (v) Of that part of the 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 the lot area is to be absorbent landscaping.
- (vi) 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.

3.4.2.4 Building Appearance

- (i) Each dwelling unit within a building is to have:
 - (a) At least one habitable room and windows of appropriate proportions facing Lakefield Drive; and
 - (b) At least one habitable room and windows of appropriate proportions on each storey facing Lake Eden / North Lakes Town Park.
- (ii) The building façade fronting Lakefield Drive must incorporate the following design elements:
 - (a) A minimum of 10% of the façade area of each dwelling unit must be either windows or glass; and
 - (b) One of the following:
 - i. A defined central entry where a shared entry/lobby area provides access to multiple dwelling units within a building; or
 - ii. Separate defined entry points for all dwelling units with an individual access point.
- (iii) The building façade facing Lake Eden / North Lakes Town Park must incorporate the following design elements:
 - (a) A substantial balcony, verandah, patio or other covered outdoor entertaining area for each dwelling unit in a building; and
 - (b) Building recesses or projections incorporating articulated plan form; and
 - (c) A minimum of 20% of the façade area of each dwelling unit must be either windows or glass.

- (iv) Where a horizontal length of a wall has a height of two or more storeys, it is not to be greater than 15 metres in length in one plane (i.e. where external faces offset one metre or more are not provided for that the length of wall).
- (v) All entrance foyers must include either sidelight or highlight windows in the entry alcove. The only exception is when a set of double doors are used.
- (vi) The material to be used to infill above windows and doors on a façade facing a street or public area must be the same material and colour used on the remainder of that façade.
- (vii) Each dwelling unit is to provide an internal storage area with a minimum volume of 8m³. This storage area may form part of the garage. Freestanding sheds are not permitted.
- (viii) A minimum roof pitch of 25 degrees is required for the portion of the roof viewed from Lake Eden / North Lakes Town Park. Innovative roof designs incorporating curved, flat or skillion elements will be assessed on their individual architectural merits by Council in consultation with the principal developer. Skillion roof designs are required to have a roof pitch of a minimum of 15 degrees.
- (ix) Ground level open type pergolas may be built abutting any side boundary. No part of any such structure abutting a side boundary is to be attached to the wall of an adjoining building.
- (x) All external plumbing (waste pipes and vents) must be concealed within wall cavities.
- (xi) The underside of decks should be properly finished to compliment the building and screened from public view.

3.4.2.5 Building Colours and Materials

- (i) The major wall materials are to be one or a combination of the following:
 - (a) Rendered painted masonry or bagged and painted masonry;
 - (b) Fibre cement with rendered and painted textured finish;
 - (c) Painted or stained weatherboard; or
 - (d) Stone or prefinished materials provided they have a natural appearance
- (ii) Building design within the Sector is encouraged to:
 - (a) use natural and non-reflective colours which are sympathetic to the colours and textures of the landscape, as major roof and wall colours;
 - (b) avoid the use of highly reflective, dark or bright colours as major roof and wall colours;
 - (c) reflect a distinctive contemporary architectural style, with buildings sharing a palette of compatible finishes, colours and details that contribute to a strong sense of place;
 - (d) use materials and colours relating to those in the local environment, including the use of key character elements, for example, block stone work may be incorporated into the base of buildings to relate to the stone detailing within North Lakes. Other key character elements may include the use of timber detailing, earthy tones, heavy plinth bases and feature

- species planting;
 - (e) include the integrated use of elements such as timber, glass and tin;
 - (f) include corrugated pre-finished and coloured metal sheets for major roofing materials. The application of these materials must minimise any reflective nuisance to surrounding development;
 - (g) incorporate brighter colour accents for minor detail elements such as window and door frames, columns, handrails, ornamental features and signage details; and
 - (h) incorporate materials that:
 - are robust, durable and resistant to vandalism;
 - present a suitable finish to pedestrian areas;
 - incorporate walls which present as solid and permanent elements;
 - are of a high quality, clean and free of defects;
 - are low maintenance, resulting in minimum use of detergents for cleaning; and
 - assist with thermal performance and energy efficiencies, where practicable.
- (iii) The letterbox is to complement the dwelling.

3.4.2.6 Garages/Carports

- (i) All dwelling units are to provide under cover car parking spaces in accordance with the rate specified in Section 3.4.2.8 (i).
- (ii) Where a garage is integrated into the building design of an individual dwelling unit, the garage must be:
 - (a) setback a minimum of 6 metres to the front boundary alignment; and
 - (b) setback a minimum of 900mm from the front building line (the front building line is a line that contains no less than 3.5 metres of the dwelling excluding unenclosed spaces); and
 - (c) covered by an enclosed two storey section of the dwelling or a roofed verandah or balcony (provided that it and the balustrading has a minimum transparency of 50%) extending over the entire width and depth of the garage.
- (iii) Basement car parking (whether provided for an individual unit or in a shared car parking arrangement) is permitted where:
 - (a) a minimum setback of 3 metres to the front boundary alignment is provided; and
 - (b) an enclosed two storey section of the dwelling or a roofed verandah or balcony (provided that it and the balustrading has a minimum transparency of 50%) extends over the entire width and depth of the garage; and
 - (c) The garage does not project greater than 1 metre above finished ground level as at the date the lot was created to the top of the slab is permitted where that area projecting above ground level is suitable screened with landscaping. For the purposes of calculating the maximum site coverage, basement car parking which projects no greater than 1m above finished ground level will not be included.
- (iv) Garage roller doors will be considered on their architectural merit where they complement the design of the dwelling.

3.4.2.7 Boundary Fencing

- (i) If constructed, a front wall or fence (including gates) is to be:
 - (a) a maximum of 1.8 metres high; and
 - (b) constructed of rendered and painted masonry piers and base (minimum 300mm base), and infills of matching masonry, coloured metal tube and painted or treated timber lattice or battens; and
 - (c) a minimum 25% transparent.
 - (d) Solid pre-coloured metal fencing is not permitted.
- (ii) 'Soft' enclosures and demarcations of the front property boundary, e.g. hedges, earth mounding and landscape planting, are encouraged. Where hedges are established to delineate a front boundary, gates may be incorporated, providing established and vigorous plantings are utilised for hedges.
- (iii) Fencing on the Lakefield Drive frontage (excluding 13, 14 and 15) must be Fence Type 1 as shown in **Appendix B. – Fencing Requirements**.
- (iv) For lots 13, 14 and 15 fronting Lakefield Drive, lots having a common boundary with Lake Eden / North Lakes Town Park, fencing along the common boundaries with the parks and the rear 10m of side boundary fencing is to be Fence Type 2 as shown in **Appendix B. – Fencing Requirements**.
- (v) Where the principal developer has constructed a fence, it must be maintained by the owner to the standard at which it was constructed.
- (vi) Retaining walls are generally not permitted between the rear of the building and the rear fence, unless integrated with terraced garden beds.
- (vii) Earth/fill or retaining walls are not permitted within 3.0m of the rear boundary.
- (viii) Retaining walls must be designed to complement the style of the home and must not exceed 1.0m in height.

3.4.2.8 Carparking

- (i) 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.

3.4.2.9 Driveways

- (i) An internal access road will provide access from Lakefield Drive and will comprise a single ingress point and single egress point as indicated on **Figure 4A** Sector Plan Map: Medium Density to reduce interruption to traffic flows.
- (ii) Driveways providing access to parking areas (i.e. being either a shared basement car parking arrangement or individual garages/carports) must be completed prior to occupation of dwelling units. Acceptable finishes for driveways are:
 - (a) coloured concrete pavers constructed on a concrete base, clay pavers or natural stone pavers constructed on a concrete base; or
 - (b) stencilled concrete; or
 - (c) exposed aggregate.

Plain concrete driveways are not permitted except within the road reserve to finish between a public footpath and the kerb.

Other driveway finishes may 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'.

- (iii) Where a garage is integrated into the building design of an individual dwelling unit the driveway must be no wider than 6.0 metres at the garage door and provide at least 500mm of landscaping either side of the driveway.
- (iv) Driveways are to be paved for their full width (ie. "car tracks" are not permitted).
- (v) The maximum grade for driveways is 1:5. All driveway grades from the property boundary (not the kerb) to the garage are to conform with the North Lakes standard drawings for residential driveway layout and construction. The profile of the section of driveway between the front property boundary and the kerb is to follow the Council approved grade.
- (vi) If a crossover is provided and not used then it must be removed and the verge and kerb must be constructed at the owners cost, to Council's standard.
- (vii) If a footpath has been constructed in front of the property the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.

3.4.2.10 Ancillary Structures

(i) Signs

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

(ii) 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.

(iii) Television/Radio Antennae and 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.

(iv) 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.

(v) Other Structures

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

(vi) Unsightly Objects

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

3.4.3 Specific Duplex Dwelling Development Design and Siting Guidelines

The following Specific Guidelines for lots which have been identified as possible duplex dwelling sites on the Sector Plan map are to be complied with in the development of any duplex dwelling on these lots.

3.4.3.1 Building Controls

The duplex dwelling units must comply with all requirements in Section 3.4.4 with the following exceptions:

- .1 All duplex dwellings are to be two storeys.
- .2 Given the design of the lots identified as possible duplex dwellings sites, only one access point will be provided from the frontage of each lot (i.e. the driveway will separate into two driveways to then allow access for each individual dwelling unit) and must be completed prior to occupation of the dwelling.

Plain concrete driveways are not permitted, or an expanse of plain concrete on the driveway must not be visible (eg. A plain concrete driveway with a border and/or motif only is not permitted).

- .3 Each dwelling unit is to provide an internal storage area with a minimum volume of 8m³. This storage area may form part of the garage. Freestanding sheds are not permitted.
- .4 Unless a zero lot line boundary is nominated, the minimum garage setback must be 1 metre to the front boundary alignment.
- .5 All garages are to be integrated into the building design. A two storey section of the dwelling (excluding unenclosed spaces) is to extend over no less than 50% of the width and depth of the garage. Alternatively, a roofed verandah or balcony is permitted to be in line with the garage, provided that it extends for the entire width of the garage and the balustrading has a maximum transparency of 50%.
- .6 Two on site car parking spaces are required per dwelling unit including a minimum of one covered car parking space per dwelling unit.
- .7 Each dwelling unit is to provide a covered outdoor area with a minimum area of 10m² and a minimum depth of 2.5m.
- .8 Each dwelling unit is to have a separate letter box.
- .9 Landscaping is to be provided along the front boundary of a lot where a duplex dwelling is proposed to ensure the frontage is not dominated by a large expanse of hardstand driveway. Where provided, garden beds are to be mulched and edged possible and turf is to be provided to the remainder of the front garden .

3.4.4 Medium Density Residential Design and Siting Guidelines

The following Design and Siting Guidelines for North Lakes are to be complied with in the development of any Medium Density Development within Residential Sector Thirty-Six as identified on *Figure 4B - Sector Plan Map: Medium Density*:

3.4.4.1 Building Controls

- (i) Site coverage is limited to 60%. Site coverage is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas, basement car parking (which does not project greater than 1m above finished ground level as at the date the lots are created) and roof eaves.
Pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage. These semi-enclosed outdoor structures are permitted to a further maximum building site coverage of 10% of the total lot area.
- (ii) Buildings within the Sector must:
 - (a) be a minimum two (2) storeys in height above the finished ground level; and
 - (b) not exceed four (4) storeys in height and/or RL30.0 AHD. A building with projections which exceed RL30.0 AHD will be considered on its merits, and will generally be limited towards Lakefield Drive;
 - (c) where a height greater than 2 storeys is proposed, the building must step down from Lakefield Drive towards Lake Eden and the North Lakes Town Park, such that the rear of the building facing Lake Eden does not exceed 2 storeys in height in one plane.
 - (d) The upper storey/s must extend for at least 50% of the total width and/or length of the dwelling (including garages and verandahs) as viewed from Lakefield Drive and Lake Eden / North Lakes Town Park.

3.4.4.2 Building Setbacks and Zero Lot Line Boundaries

- (i) For the avoidance of any doubt, the front boundary for lots 1-15 is the internal access street where the indicative vehicle access location has been noted. The building setbacks for each lot are as follows:
 - (a) The minimum front setback to the street is 1.0m, unless otherwise nominated on **Figure 4B**.
 - (b) Where a zero lot line has not been nominated on **Figure 4B** the minimum side setback is 1.0 metre.
 - (c) The minimum setback to the Lake Eden, North Lakes Town Park and Lakefield Drive is 3.0 metres as noted on the Sector Plan Map.
 - (d) Where lots have a zero lot line nominated on **Figure 4B**, it is mandatory for the external wall of the ground floor of the building to be built to this boundary in accordance with Council's requirements. The maximum length of wall provided on this boundary is to be 50% of the length of the zero lot line boundary.
 - (e) Where the external wall of the second storey of the building is not built to the boundary where lots have a zero lot line nominated on **Figure 4B**, the

- minimum side setback is to be 1.0 metre.
- (f) A zero lot line wall may extend to a distance of 10m from the rear property boundary. The zero lot line wall may be continued past this point, provided it can be demonstrated by the owner to Council's satisfaction in consultation with the Principal Developer that the blank zero lot line wall facing Lake Eden / North Lakes Town Park will be screened by the adjacent building or provide an appropriate level of finish (i.e. rendered masonry).
 - (g) A zero lot line tolerance of up to 50mm is permitted to accommodate a gutter overhang. Where the 50mm tolerance is used, fencing to the zero lot line boundary must not be provided for this length of external wall.
 - (h) Where an internal courtyard is incorporated on the zero lot line boundary, a courtyard fence to the height of 1.8m must be constructed with the same finish as the zero lot line wall of the dwelling. For the avoidance of any doubt, the length of courtyard fence is not included in the minimum wall lengths identified in clause 3.4.4.2 (i) (d) above.

Refer to *Figure 4B - Sector Plan Map: Medium Density*, shows key design and siting controls within the Sector.

3.4.4.3 Private Open Space and Landscaping

- (i) Major private open space is to have a maximum gradient of 1 in 10.
- (ii) All private open space is to be designed to ensure useability, e.g. entry courts, outdoor living areas or service areas must demonstrate a clear relationship to the internal living area of the dwelling.
- (iii) Landscaping is to be provided along the front boundary of a lot to ensure the frontage is not dominated by a large expanse of hardstand driveway. Where provided, garden beds are to be mulched and edged possible and turf is to be provided to the remainder of the front garden.
- (iv) The exposed walls of swimming pools should be properly finished to compliment the building and be screened from public view.

3.4.4.4 Building Appearance

- (i) Each building is to have at least one habitable room and window facing the internal access street. These rooms must include windows of appropriate proportions.
- (ii) Each storey of a building (excluding dwellings on lots 13, 14 and 15) is to have at least one habitable room and window facing Lake Eden / North Lakes Town Park. These rooms must include windows of appropriate proportions.
- (iii) For lots 1, 12, 13, 14 and 15 each storey of a building is to have at least one habitable room and window facing Lakefield Drive. These rooms must include windows of appropriate proportions.
- (iv) Front façades for all buildings must incorporate at least one of the following design elements:
 - (a) A verandah with a minimum area of 6m² and minimum depth of 1.5 metres (except where a duplex is proposed on lots 4 and 9), or
 - (b) An entry portico or porch with a minimum area of 4m² and minimum depth of 1.5 metres (except where a duplex is proposed on lots 4 and 9).

- (v) The façade facing Lake Eden / North Lakes Town Park and Lakefield Drive (for lots 13, 14 and 15) must incorporate the following design elements:
 - (a) Balcony, verandah, patio or other covered outdoor entertaining area with a minimum area of 10m² and minimum width of 2.5m; and
 - (b) Building recesses or projections incorporating a two-metre articulated plan form; and
 - (c) A minimum of 20% of the façade area must be either windows or glass.
- (vi) For Lots 1 and 12, the façade facing Lakefield Drive must incorporate the following design elements:
 - (a) Where a horizontal length of a wall has a height of two or more storeys, it is not to be greater than 15 metres in one plane (i.e. where external faces offset one metre or more are not provided for that the length of wall); and
 - (b) Design features and detail of the main façade of the dwelling (through replicating the design, scale and dimension of roof style, windows and verandahs, etc).
- (vii) Lots 13, 14 and 15 are permitted and encouraged to include pedestrian access to Lakefield Drive.
- (viii) A minimum of 10% of the façade area of each dwelling (including garage) facing the road including Lakefield Drive must be either windows or glass.
- (ix) All entrance foyers must include either sidelight or highlight windows in the entry alcove. The only exception is when a set of double doors are used.
- (x) The material to be used to infill above windows and doors on a façade facing a street or public area must be the same material and colour used on the remainder of that façade.
- (xi) Each dwelling unit is to provide an internal storage area with a minimum volume of 8m³. This storage area may form part of the garage. Freestanding sheds are not permitted.
- (xii) A minimum roof pitch of 25 degrees is required for the portion of the roof viewed from Lake Eden / North Lakes Town Park. Innovative roof designs incorporating curved, flat or skillion elements will be assessed on their individual architectural merits by Council in consultation with the principal developer.
- (xiii) Ground level open type pergolas may be built abutting any side boundary. No part of any such structure abutting a side boundary is to be attached to the wall of an adjoining building.
- (xiv) Parapet walls are not permitted if a dwelling is required to be built to a side boundary.
- (xv) All external plumbing (waste pipes and vents) must be concealed within wall cavities.
- (xvi) The underside of decks should be properly finished to compliment the building and screened from public view.

3.4.4.5 Building Colours and Materials

- (i) The requirements of Section 3.4.2.5 apply.

3.4.4.6 Garages/Carports

- (i) All lots must provide two under cover car parking spaces in the form of a double garage.
- (ii) The minimum garage setback must be 1 metre to the front boundary alignment.
- (iii) All garages are to be integrated into the building design. A two storey section of the dwelling (excluding unenclosed spaces) is to extend over no less than 50% of the width and depth of the garage. Alternatively, a roofed verandah or balcony is permitted to be in line with the garage, provided that it extends for the entire width of the garage and the balustrading has a maximum transparency of 50%.
- (iv) Double roller doors will be considered on their architectural merit where they complement the design of the dwelling.

3.4.4.7 Boundary Fencing

- (i) The requirements of Section 3.4.2.7 apply.

3.4.4.8 Driveways

- (ii) An internal access road will provide access for each lot from Lakefield Drive and will comprise two ingress/egress points as indicated on **Figure 4B** to reduce interruption to traffic flows.
- (iii) One driveway connected to the internal access road is required for each lot
- (iv) The driveway must be completed prior to occupation of the dwelling. Acceptable finishes for driveways are:
 - (a) coloured concrete pavers constructed on a concrete base, clay pavers or natural stone pavers constructed on a concrete base; or
 - (b) stencilled concrete; or
 - (c) exposed aggregate.

Plain concrete driveways are not permitted except within the road reserve to finish between a public footpath and the kerb.

Other driveway finishes may 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'.

- (v) All driveways must be no wider than 5.0 metres at the property boundary and allow for at least 500mm of landscaping between the driveway and the side property boundary.
- (vi) Driveways are to be paved for their full width (ie. "car tracks" are not permitted).
- (vii) The maximum grade for driveways is 1:5. All driveway grades from the property boundary (not the kerb) to the garage are to conform with the North Lakes standard drawings for residential driveway layout and construction. The

profile of the section of driveway between the front property boundary and the kerb is to follow the Council approved grade.

- (viii) If a crossover is provided and not used then it must be removed and the verge and kerb must be constructed at the owners cost, to Council's standard.
- (ix) If a footpath has been constructed in front of your property the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.

3.4.4.9 Ancillary Structures

- (i) The requirements of 3.4.2.10 apply.

4.0 Environmental Management

There is no Environmental Management Plan having application to this Sector.

Management systems for land within the Sector must be implemented to ensure that the Objectives and Performance Indicators referred in the following sections of the Precinct Plan continue to be met throughout the life of the development and the use of the Sector:

- (i) Section 9.1 - Stormwater Discharge;
- (ii) Section 9.2 - Flora and Fauna;
- (iii) Section 9.3 - Air Quality;
- (iv) Section 9.4 - Noise; and
- (v) Section 9.5 - Lighting.

5.0 Subdivision Requirements

The total area of the Sector is 7616m². The area of the Town Centre Frame element is 5990m², as shown in *Appendix D.1 – Proposed Metes and Bounds Description - Town Centre Frame Element* and the area of the Open Space element is 1626m² as shown in *Appendix D.2 – Proposed Metes and Bounds Description - Open Space Element*.

Indicative areas and frontage widths of allotments within the Sector are shown on *Figure 6A – Indicative Plan of Subdivision (Standard Residential)* and *Figure 6B – Indicative Plan of Subdivision (Medium Density Residential)*.

6.0 Infrastructure

6.1 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 Rezoning Conditions, 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:

6.1.1 Roads

Unless already constructed, the Principal Developer must construct the following roads including carriageways, stormwater drainage, verges, bus setdowns, footpaths, bikeways, landscaping, traffic control devices, traffic signals 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, the MHIA and where applicable, the Mango Hill Agreement – Main Roads (MHIA-MR).

- (i) All other internal access roads within the Sector.
- (ii) Bikeways and pathways along internal collector roads.

(refer to *Figure 7 – Road Layout*)

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 is to 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.

6.1.2 Water Supply

- (i) Construct internal reticulation systems to service all properties in the Sector.
- (ii) Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

6.1.3 Sewerage

- (i) Unless already provided, construct all internal sewerage systems to service the properties in the Sector and make contributions towards sewerage headworks supply in accordance with the MHIA.

6.1.4 Park

- (i) The requirements for park provision throughout the DCP area are set out in the DCP and MHIA and those areas of the Sector to be provided as park are shown on the Figure 6A and 6B - Indicative Plan of Subdivision. The estimated area of Major Open Space to be provided within this sector is 1626m².
- (ii) The Principal Developer is to undertake Park Enhancement Works in accordance with the MHIA.

6.1.5 Stormwater

- (i) The Principal Developer must comply with the provisions of the Stormwater Management Plans 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 Plans override Clause 45(a) of the Planning Scheme.
- (ii) In addition, the Principal Developer is to construct stormwater drainage systems and stormwater management systems as required by the MHIA and the Environmental Protection (Water) Policy.

6.1.6 Electricity Supply, Lighting and Communications

- (i) Provide underground electricity to all properties within the Sector through Energex or another appropriate supplier of electricity and to Council standards.
- (ii) Provide public lighting to all roads, streets and if relevant, parks and other public areas and facilities within the Sector, constructed to relevant Australian Standards and in accordance with the requirements of Energex or alternative supplier of electricity and Council standards.
- (iii) Provide high voltage electricity services to the Sector through Energex or another supplier of electricity and to Council standards.
- (iv) Provide all electricity services and distribution systems as underground services, including conduits along all road verges within the Sector and adjacent roads to meet the anticipated demand of the DCP area.
- (v) Arrange for the installation of underground telephone communications services for all properties in the sector.

6.2 INFRASTRUCTURE AFFECTED OR REQUIRED BY DEVELOPMENT OF THE SECTOR

- (i) The development of the Sector may place demands on the following infrastructure:
 - (a) Roads external to the DCP area and the Sector;
 - (b) Water supply infrastructure;
 - (c) Sewerage infrastructure;
 - (d) Stormwater infrastructure;
 - (e) Parks;
 - (f) Community facilities;
 - (g) Electricity and gas supply;
 - (h) Communications systems; and
 - (i) State Government Infrastructure.
- (ii) The infrastructure described in Section 6.1 above, together with the obligations of the Principal Developer under infrastructure agreements will mitigate the adverse affects on the above infrastructure.

6.3 HOW THE REQUIRED INFRASTRUCTURE RELATES TO THE INFRASTRUCTURE AGREEMENTS

The infrastructure agreements describe the infrastructure that 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 Section 6.1 of this document are the Principal Developer's obligations under the rezoning conditions and the infrastructure agreements.

7.0 Detailed Infrastructure Program

7.1 ESTIMATED DATE FOR PROVISION OF INFRASTRUCTURE

- (i) The Principal Developer is to provide the infrastructure referred to in clause 6.1 of this document at times to satisfy the requirements of the MHIA. Initial infrastructure works are estimated to be constructed by June 2008.

7.2 INTENDED PROVIDER

The Principal Developer is to provide the infrastructure referred to in Section 6.1 at times to satisfy the requirements of the Rezoning Conditions and the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the Sector.

The following items of State Government infrastructure are also to be provided by the Principal Developer in conjunction with the development of the Sector in accordance with Infrastructure Agreements with the State Government. These include the provision of works to State-Controlled Roads.

- (i) The Principal Developer must contribute towards the cost of providing kerbside infrastructure associated with the public transport system. Such contribution is to be in accordance with the Infrastructure Agreement with the State Government.

7.3 OTHER WORKS DEPENDENT ON INFRASTRUCTURE PROVISION

No other works depend on the provision of the infrastructure specified in Section 6.1.

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.

7.4 OTHER RELEVANT INFORMATION

7.4.1 Estimated Water and Sewerage Demands

- (i) As required by the MHIA, the Principal Developer states as follows:
 - (a) For the purpose of assessing water supply capacity, the estimated number of equivalent Tenements for this Sector are:
 - 24 units at 0.5 ET per unit = 12 ET
 - 15 lots at 1 ET = 15 ET
 - (b) For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this Sector are:
 - 24 units at 2.4 EP per unit = 57.6 EP

- 15 lots at 3.063 EP = 45.9 EP
- (ii) Headworks will be payable to Council at (less headworks already paid: 1 ET and 3.094 EP) prior to approval of any subsequent application for Material Change of Use application.
 - (iii) If a future use of a Sector Plan imposes a greater demand on minimum water supply and sewerage infrastructure than assigned in an approved development within the Sector, Council is to approve the use provided the developer demonstrates that:
 - a) To do so will not adversely impact on 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 areas as provided for by the DCP;
 - b) The Principal developer has confirmed, in writing, that the increased demand will not prevent servicing the total number of ET's and EP's provided for in the MHIA;
 - c) In the event the developer satisfies Council of the requirements in (a) and (b) above, the Council will require payment of headwork's charges for ET's and EP's not already paid for in respect to the proposed development.

8.0 Assessment of Compliance with Precinct Plan Performance Criteria

As stated in Section 3.4.1, the design and siting guidelines contained in this sector plan are considered by Council to be acceptable solutions which are consistent with the performance criteria of the Queensland Residential Design Guidelines and satisfy the performance provisions of the precinct plan. Other design and siting solutions will be considered by Council on their merits having regard to the performance criteria of the precinct plan.

9.0 Definitions

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

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APPENDIX A.1

FINAL SPECIFICATION

OF LAND USE

FOR TOWN CENTRE FRAME ELEMENT

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**FINAL SPECIFICATION OF LAND USE
(RESIDENTIAL SECTOR THIRTY-SIX)
FOR TOWN CENTRE FRAME ELEMENT**

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
Self Assessable	Code Assessable	Impact Assessable Development	
Caretaker's residence Local utilities Park	Apartments (on lot greater than 1000m ² in area) Detached house Duplex Dwellings (on lots as nominated on the Sector plan map)	Any other Use not listed in Column A, B or D	Adult product shop Agriculture Air strip Animal husbandry Aquaculture Bulk garden supplies Camping grounds Caravan park Cattery Cemetery Concrete batching plant Contractor's depot Correctional institution Crematorium Dairy Extractive industry Fuel depot General industry Hazardous industry Heavy vehicle parking Heavy vehicle sales Host farm Junk yard Kennels Lot feeding Motor sport or shooting Piggery Poultry farm Rural industry Shopping centre >1,500m ² GLA Showground Simulated conflict Stable Stock sales yard Transport terminal Transportable home village Turf farming

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APPENDIX A.2

FINAL SPECIFICATION

OF LAND USE

FOR OPEN SPACE ELEMENT

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**FINAL SPECIFICATION OF LAND USE
(RESIDENTIAL SECTOR THIRTY-SIX)
FOR OPEN SPACE ELEMENT**

<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 style="text-align: center;">Self Assessable</p>	<p style="text-align: center;">Code Assessable</p>	<p style="text-align: center;">Impact Assessable Development</p>	
<p>Park Local utilities</p>		<p>Any other Use not listed in Column A, B or D</p>	<p>Accommodation units Adult product shop Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Car park Car wash Caravan park Casino Cattery Cemetery Commercial services Communication station Community dwelling Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structures Entertainment library Duplex dwelling Extractive industry Family day care centre Fuel depot Funeral parlor General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Helicopter landing site Home occupation Hospital Host farm Hotel Institution Junk yard Kennels</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>
			<p>Licensed club Lot feeding Mini-Brewery Motel Motor sport or shooting Office Outdoor sales Passenger terminal Piggery Place of worship Poultry farm Retail nursery Retail showroom Retirement village Rural industry Service industry Service station Shop Shopping centre Simulated conflict Stable Stock sales yard Technology industry Townhouse units Transport terminal Transportable home village Turf farming Vehicle hire depot Vehicle sales yard Veterinary clinic Veterinary hospital Warehouse</p>

APPENDIX B.

FENCING REQUIREMENTS

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APPENDIX C.

PLANT LIST

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**Appendix C: Indicative Plant Schedule -
Residential Sector Thirty-Six**

Botanical Name	Common Name
Trees & Palms	
Acmena smithii	Lilly Pilly
Agathis robusta	Kauri Pine
Allocasuarina littoralis	Black She Oak
Allocasuarina torulosa	Forest She Oak
Araucaria cunninghamia	Hoop Pine
Archontophoenix cunninghamia	Pickabean Palm
Backhousia citriodora	Lemon Scented Myrtle
Backhousia myrtifolia	Carrol
Banksia integrifolia	Coast Banksia
Barklya syringifolia	Crown of Gold Tree
Brachychiton acerifolium	Flame Tree
Brachychiton rupestre	Bottle Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon salignus	Pink Tips
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Bribie Island Pine
Castanospermum australe	Black Bean
Casuarina cunninghamia	River She Oak
Casuarina glauca	Swamp She Oak
Cupaniopsis anacardioides	Tuckeroo
Elaeocarpus eumundii	
Eucalyptus citriodora	Lemon Scented Gum
Eucalyptus ptychocarpa	Swamp Bloodwood
Eucalyptus curtisii	Plunkett Mallee
Euodia elleryana	Pink Euodia
Ficus hillii	Hill's Fig
Ficus macrophylla	Moreton Bay Fig
Ficus rubiginosa	Port Jackson Fig
Flindersia australis	Crows Ash
Flindersia pimenteliana	Flindersia
Flindersia schottiana	Bumpy Ash
Grevillea robusta	Silky Oak
Harpullia pendula	Tulipwood
Hymenosporum flavum	Native Frangipani
Livistona australis	Livistona
Livistona decipiens	Weeping Cabbage Palm
Livistona nitida	Livistona
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca linariifolia	Snow in Summer
Melaleuca leucadendron	Small Leaved Paperbark
Melaleuca quinquenervia	Broadleaved Paperbark
Metrosideros queenslandicus	Queensland Golden Myrtle
Oreocallis sp. nova (wickhamii)	Tree Waratah

**Appendix C: Indicative Plant Schedule -
Residential Sector Thirty-Six**

Botanical Name	Common Name
Trees & Palms	
Podocarpus elatus	Brown Pine
Roystonea regia	Cuban Royal Palm
Syzygium australe	Scrub Cherry
Syzygium franchisee	Giant Water Gum
Syzygium leuhmanii	Small Leaved Lilly Pilly
Syzygium paniculatum	Dwarf Magenta Cherry
Tristaniopsis laurina	Water Gum
Waterhousia floribunda	Weeping Myrtle
Xanthostemon chrysanthus	Golden Penda
Shrubs	
Baeckea sp. Mt Toza	Dwarf Baeckea
Baeckea virgata	Twiggy Myrtle
Baeckea virgata dwarf	Dwarf Baeckea
Banksia Birthday Candles	Dwarf Banksia
Banksia ericifolia	Heath Banksia
Banksia integrifolia	Coastal Banksia
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River
Callistemon Little John	Little John
Callistemon Ned Kelly	Ned Kelly
Callistemon pachyphyllus	Bottlebrush
Cyathea australis	Rough Tree Fern
Gardenia Florida	Double Gardenia
Grevillea "Coconut Ice"	Coconut Ice
Grevillea "Majestic"	Majestic
Grevillea "Robyn Gordon"	Grevillea
Grevillea "Superb"	Superb
Grevillea banksii	Red Silky Oak
Grevillea Honey Gem	Honey Gem
Grevillea Ned Kelly	Ned Kelly
Hovea acutifolia	Pointed Leaf Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum petersonii	Lemon Scented Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Blaze	Dwarf Lilly Pilly
Syzygium Elite	Compact Lilly Pilly
Syzygium Tiny Trev	Dwarf Lilly Pilly
Tibouchina jules	Tibouchina
Westringea fruticosa	Wynyabbie Gem

**Appendix C: Indicative Plant Schedule -
Residential Sector Thirty-Six**

Botanical Name	Common Name
Groundcovers	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Agapanthus Peter Pan	Dwarf Agapanthus
Anigozanthos hybrids	Kangaroo Paws
Blechnum cartilagineum	Fern
Cissus rhombifolium	Grape Ivy
Cissus Ellen Danica	Grape Ivy
Crinum pendunculatum	River Lily
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
Liriope "Evergreen Giant"	Liriope
Lomandra hystrix	Creek Mat rush
Lomandra longifolia	Mat Rush
Lomandra multiflora	Long Leaved Mat Rush
Myoporum ellipticum	Creeping Boobialla
Myoporum parvifolium	Myoporum
Pittosporum Miss Muffet	Dwarf Pittosporum
Pittosporum tobira	Miss Muffet
Viola hederacae	Native Violet
Zierra Carpet Star	Carpet Star
Grasses	
Cynodon dactylon	Green Couch
Danthonia induta	Wallaby Grass
Digitaria didactyla	Blue Couch
Greenlees Park	Hybrid Couch
Poa australis	Native Poa
Vines	
Jasminum polyanthum	Jasmine
Pandorea pandorana	Wonga Wonga Vine
Pandorea jasminoides	Bower of Beauty
Trachelospermum jasminoides	Variegated Star Jasmine
Trachelospermum jasminoides	Star Jasmine

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APPENDIX D.1

PROPOSED METES AND BOUNDS DESCRIPTION FOR TOWN CENTRE FRAME ELEMENT

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APPENDIX D.2

PROPOSED METES AND BOUNDS DESCRIPTION FOR OPEN SPACE ELEMENT

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