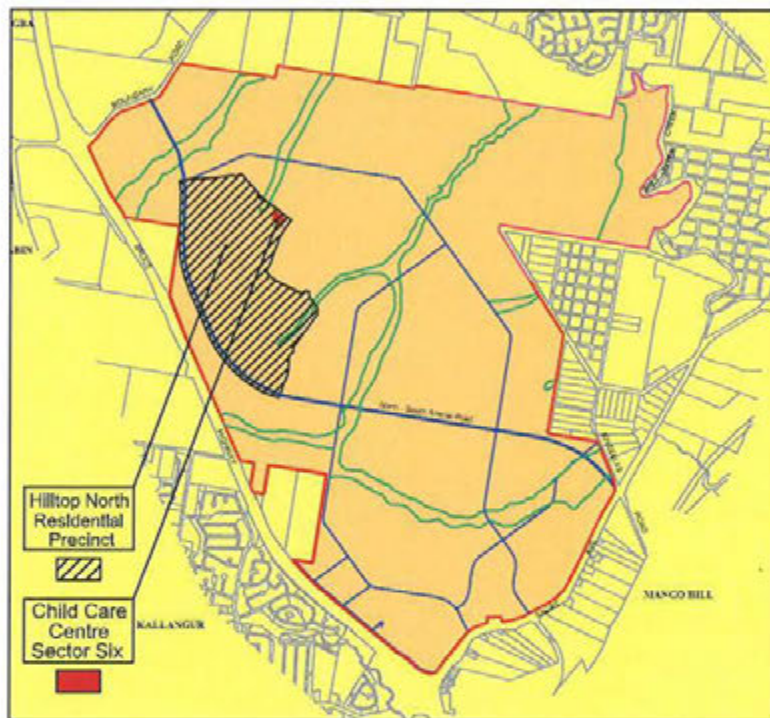


# MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan 029-6000



Hilltop North Residential Precinct  
Residential Sector Forty Six  
28 November 2008

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 029-6000**

**for**

**Residential Sector Forty-Six**

**Hilltop North Residential Precinct**

**North Lakes Development**

(as approved by Delegated Authority 17 September 2008 and as amended (and approved by Delegated Authority on 28 November 2008))

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## Contents

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- 1.0 Introduction**
- 2.0 Sector Plan Context**
- 3.0 General Desired Environmental Outcomes**
  - 3.1 General
  - 3.2 Specific
- 4.0 Planning Intent**
- 5.0 Development and Landscape Concept**
  - 5.1 Development Concept
  - 5.2 Landscape Concept
- 6.0 Land Use Rights**
- 7.0 Development Requirements**
  - 7.1 Introduction
  - 7.2 General Requirements For All Development
  - 7.3 Specific Requirements
- 8.0 Design and Siting Guidelines**
  - 8.1 Buildings and Structures
  - 8.2 Landscaping
  - 8.3 Signage and Artworks
  - 8.4 Development Undertaken in Stages
  - 8.5 Car Parking
- 9.0 Infrastructure Obligations of the Principal Developer**
  - 9.1 Infrastructure to be Provided
  - 9.2 State Government Infrastructure Requirements
  - 9.3 Infrastructure Affected by Development
  - 9.4 How the Required Infrastructure Relates to the Infrastructure Agreements
  - 9.5 Program for Infrastructure Provisions
  - 9.6 Water and Sewerage Demands
- 10.0 Assessment of Compliance with Precinct Plan Performance Criteria and Relaxation Power**
- 11.0 Definitions**

<b>List of Figures</b>	<b>Drawing Number</b>	<b>Dated</b>
1. Planning Context	HTCCFig1	September 2008
2. Precinct Plan Context	HTCCFig2	September 2008
3. Cadastral Boundary Plan	HTCCFig3	September 2008
4. Proposed Plan of Subdivision	HTCCFig4	September 2008
5. Sector Plan Map	HTCCFig5	September 2008
6. Sector Landscape Plan	HTCCFig6	September 2008
7. Road Layout	HTCCFig7	September 2008
8. Water Supply Headworks	HTCCFig8	September 2008
9. Sewerage Headworks	HTCCFig9	September 2008

### **Annexures**

- A Proposed Metes and Bounds Description for Urban Residential Elements of Sector
- B Plant List
- C Supplementary Table of Development (Urban Residential Elements) for this Sector

## **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 and self assessable development.
- 1.3 To the extent this sector plan provides development requirements which are inconsistent with those in the planning scheme, local laws, policies and codes, the requirements in this sector plan prevail as provided by clause 1.11 of the DCP.
- 1.4 To the extent this sector plan does not provide development requirements, then the provisions of the planning scheme relevant to the particular form of development will apply as also provided by clause 1.11 of the DCP.
- 1.5 The principal developer has created a sector to be known for planning purposes as *Residential Sector Forty-Six*. This document constitutes the Sector Plan for Residential Sector Forty-Six.
- 1.6 The location of the sector within the DCP area and the Hilltop North Residential Precinct (the precinct) is shown on Figure 1.
- 1.7 Hilltop North Residential Precinct Plan No. 029 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 Forty-Six covers the North Eastern portion of the Hilltop North Residential Precinct (Plan No. 029). It is broadly bounded by Urban Residential Area to the south (Hilltop North Village), Bridgehaven Residential Precinct (Plan No. 021) to the north-east, future Urban Residential Area to the east the balance of the residential land to the west and beyond being the MIBA Area. The sector forms part of the Urban Residential Area land use element. The location of the sector within the precinct is shown on Figure 2.
- 2.2 The area of the sector is approximately 5,880m<sup>2</sup> (which includes approximately 0.1695 ha of road). This sector does not include any area to be dedicated for parks.
- 2.3 The plan in Figure 3 shows the final boundary 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 for the *Urban Residential Areas* element, which are considered relevant and have been outlined below:

- (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.*
- (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 The planning intent for Residential Sector Forty-Six is to provide for the development of a child care centre.

### **4.3 Planning Intent for Possible Longer Term Alternative Uses**

In the event that the use of the child care centre discontinues in the long term, the sector would be appropriate for a range of alternative other Community uses. Given its highly accessible and strategic location being in close proximity to both the MIBA Connection Road and Bounty Boulevard other suitable use would include community purposes.

## **5.0 Development and Landscape Concept**

### **5.1 Development Concept**

Residential Sector Forty-Six is proposed to be developed as a child care centre. This facility will be conveniently located in the north eastern portion of the Hilltop North Residential Precinct (Plan No. 029), where the residential development is expanding. The child care centre will meet the needs of the local residents and is well situated with good accessibility to the MIBA Connection Road.

The broad principles for planning and design are outlined in Hilltop North Residential Precinct Plan. More specific development and urban design principles behind the Child Care layout concept for this sector include the following:

- (i) Provision of a strong sense of arrival to the sector through an entry statement from MIBA Connection Road.
- (ii) Only the MIBA Connection Road will provide a point of access to the Sector;
- (iii) This allows the site to be highly accessible by a pedestrian and cycle networks. The co location of these facilities also provides a focal point for residents.
- (iv) Inclusion of street planting and attractive streetscapes along both Bounty Boulevard and MIBA Connection Road;
- (v) Co-located along a possible future bus route



The proposed development will have a low rise domestic character and scale that relates to the surrounding residential environment. Its setting is highly visible from Bounty Boulevard and the MIBA Connection Road. This setting will influence the architecture and landscape character of the development.

The Sector Plan Map shows the fundamental parameters for development within the sector, as a framework for the implementation of the development requirements and guidelines contained in this sector plan (refer Figure 5). It also indicates the desired relationships of proposed buildings to the landform, car parking areas, pedestrian areas and the adjacent major road network.

## **5.2 Landscape Concept**

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

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

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

The Sector Landscape Plan provides the basic framework for the landscape design of the sector (refer Figure 6).

## **6.0 Land Use Rights**

- 6.1** Clause 2.4.9 of the DCP requires the final specification of land use rights for land in a sector chosen from the supplementary table of development in the DCP for the particular land use element. If a purpose set out in column B of that supplementary table of development is not nominated for land in the sector, then that purpose thereafter for that land becomes permissible development (column C).

- 6.2 Land within the sector may be used for the purposes specified in column A of the supplementary table of development for the Urban Residential Area 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 land use element are nominated for the land in this sector. The following list is also subject to clause 6.6 of this sector plan being satisfied.
- Child care centre
  - Community premises
- 6.4 Where land in the sector is proposed to be used for more than one of the purposes set out in Clause 6.3, or where development for one of those purposes exists in the sector, then the proposed combination of purposes must be compatible. In determining the compatibility of mixed uses Council will have regard to the physical separation, design and siting of the proposed uses within the sector, scale and intensity of use, amenity considerations, and car parking and access provisions.
- 6.5 The Supplementary Table of Development (Urban Residential Areas Element) setting out the final specification of land use rights for land in this sector, are contained in Annexure C.
- 6.6 The scale of each use or combination of uses must not exceed the requirements and provisions of this sector plan unless Council's approval under section 11 has been obtained. This includes provisions for greater demand on water supply and sewerage infrastructure resulting from future alternative uses of the sector, as outlined in clause 10.5.3.

## **7.0 Development Requirements**

### **7.1 Introduction**

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

### **7.2 General Requirements for all Development**

The requirements for development specified in the planning scheme apply to development in this sector, except where inconsistent with requirements specified in clause 7.3 or the design and siting guidelines in Section 8 or where relaxations are granted in accordance with Section 10 of this sector plan.

### **7.3 Specific Requirements**

The following requirements apply to development within this sector:

#### **7.3.1 Subdivision Requirements**

It is not intended that there be any further subdivision of land within the sector (Figure 4). However, if the land in the sector is to be subdivided, then the minimum area, frontage and depth of proposed lots is to be determined by Council having regard to the proposed use of the lots, and the relevant requirements of the planning scheme relating to a comparable use or mix of uses and zoning (e.g. Commercial or Neighbourhood Facility Zones).

#### **7.3.2 Vehicular and Pedestrian Access**

- .1 Ingress and egress from public roads is limited to the Vehicular Access Locations shown on the Sector Plan Map (Figure 5). No further vehicular access from public roads or adjoining lots will be permitted.
- .2 Provision for pedestrian access must be made within the sector to enable access of pedestrians to facilities within the sector.
- .3 The layout and design of the sector must minimise conflict on-site between the car parking area and children's access. Where there is more than one use proposed car parking is to be shared among all uses, and must be readily accessed at all time.
- .4 Car parking for set down and pick up will be located so as to be visible from the access road, while maintaining the amenity of the street and adjacent properties. The set down and pick up areas will be paved or sealed.

### 7.3.3 Building Setbacks

The building(s) must be constructed generally within the Generalised Building Area designated on the Sector Plan Map. Pedestrian walkways and awnings may project into the nominated setbacks.

### 7.3.4 Site Coverage and Building Location

- .1 The maximum site coverage within the sector is fifty per cent (50%).
- .2 Roof overhangs, verandahs, pergolas, external seating and recreational areas which are either wholly or partly open to the elements, such as shade structures, translucent roofs and the like, may project beyond the Generalised Building Area.
- .3 The location and extent of the building(s) within the Generalised Building Area must respect the overall intent and character of development within the Hilltop North Residential Precinct and adjacent residential areas and make appropriate allowances for landscape, pedestrian and car parking areas.

### 7.3.5 Building Height and Form

- .1 The maximum permissible number of storeys is two (2). Where the built form does not contain two storey's consideration must be given to the inclusion of parapets as part of the built form to further distinguish the prominence of the site as a landmark site.
- .2 The maximum wall height of the building(s) above finished ground level must not exceed 10.0 metres, but architectural feature elements which enhance the visual qualities of the development and establish landmark elements may extend above the building(s) in the form of parapets, provided they are in scale with the overall development.
- .3 The roof(s) of the building(s) must be articulated to provide some visual interest and eliminate large, unbroken expanses of roof. Flat roofs are not permitted. Roof elements similar to the roof form of park shelters within North Lakes may be acceptable.
- .4 The form of development within the sector must respect its location being visible from Bounty Boulevard, and adjacent Hilltop North Residential development. The built form is to be responsive to the site topography and the scale of adjacent residential development.

### 7.3.6 Lighting Glare Management

- .1 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.
- .2 All lighting other than public lighting (e.g. road lighting) is to comply with AS 4282 - 1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm to 6am unless otherwise varied by Council.
- .3 External lighting must not cause unreasonable glare nuisance to nearby residential development.
- .4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth.
- .5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

### 7.3.7 Airborne Pollutants

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

## **8.0 Design and Siting Guidelines**

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

### **8.1 Buildings and Structures**

#### **8.1.1 Design Theme**

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

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

#### **8.1.2 Building Layout**

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

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

#### 8.1.3 Building Materials, Types, Colours and Quality

- .1 The incorporation of materials with natural and durable qualities is generally appropriate.
- .2 Colours which blend with natural materials and the landscape setting are preferred as a background against which limited stronger or brighter tonal variations may be used to reinforce its community service role.
- .3 Brighter colour accents are acceptable for minor detail elements such as: window and door frames, columns, handrails and ornamental features, primarily to provide increased visual interest and variety, and to enhance the landmark qualities of the development. Dominant use of bright colours on this highly visible development site will not be permitted.
- .4 In order to avoid unreasonable glare nuisance to surrounding development, the major materials and colours must not be highly reflective.
- .5 Building roofs, fascias and cappings must satisfy the design criteria established above. Preferred major roofing materials include corrugated prefinished and coloured metal sheets, or clay or concrete tile products. The application of these materials must minimise any reflective nuisance to surrounding development.

- .6 Building walls must present as solid and permanent elements utilising quality finishes. Preferred major wall materials include rendered finishes which are pigmented or painted in colours which blend with natural materials and the landscape setting, or natural material finishes such as, painted weatherboard or combinations of these finishes. Plain or painted brickwork is not permitted.
- .7 The design, appearance, materials and colours of any garages, carports and storage sheds are to complement the appearance of the main building(s).
- .8 All materials must be clean and free from defects.

#### 8.1.4 Plant and Equipment

Plant and equipment must comply with the following requirements:-

- .1 all air conditioning/ventilation plant/refrigeration plant and other equipment located on the roof or located externally around the building(s) must be treated as an integral part of the building form and screened from view from external roads by timber, lattice or metal fences or louvre panels coloured to match the roof (if on the roof) or otherwise to match with surrounding materials
- .2 if located externally around the building it must be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development in accordance with current environmental protection standards.
- .3 if satellite dishes are installed, they must be located in visually unobtrusive locations, preferably near screens to plant or service areas. Where located on roofs, satellite dishes must be positioned to reduce visibility from the adjacent roads or public open space, and where practicable located away from the side walls, parapets or eave lines of the building.

#### 8.1.5 Building Design for Climate

- .1 The building(s) must incorporate appropriate responses to the South-East Queensland climate. This may include the use of external shade structures such as verandahs, overhangs, screens, shade structures and semi-enclosed outdoor spaces, to allow enjoyment of the outdoors while also providing relief from the sun, wind and rain.
- .2 Suitable landscape elements must be incorporated to enhance the building(s) design response to the climate by providing further sun protection and to minimise the impact of strong winds.
- .3 The incorporation of energy efficiency measures in the design of buildings is encouraged, and may include the following:



- (i) Siting of the building(s) to avoid summer heat, capture winter warmth and maximise natural lighting.
- (ii) Ventilation of the building(s) to take advantage of prevailing breezes.
- (iii) Use of insulation in the ceiling-roof area, walls and floor.
- (iv) Consideration of the positioning and size of windows to control the amount of heat entering the building.
- (v) Incorporation of gas or solar hot water heaters.

## 8.2 Landscaping

### 8.2.1 Design Strategy

- .1 Landscaping is an integral part of the total design of the DCP area. The landscape elements and building forms in this sector must be harmonious and visually unifying. Landscape development must also blend with the landscaping of the surrounding natural form and major streetscapes, and be generally consistent with the Landscape Concept Plan for the Hilltop North South Residential Precinct.
- .2 Landscaping within the sector must:
  - (i) unify the sector through planting type, texture, colour and hard landscaping elements
  - (ii) be in scale with the building(s) and outdoor spaces
  - (iii) create a comfortable and attractive environment
  - (vi) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area
  - (v) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting
  - (vi) address the landscaping of the areas shown on the Sector Landscape Plan in accordance with the requirements of this sub-section; and
  - (vii) ensure that if plant species are chosen which are different for the purpose of creating visual and horticultural interest, they are nevertheless compatible aesthetically and ecologically with each of the other species chosen for the various areas
  - (viii) establish appropriate screening of obtrusive uses to protect visual amenity.

### 8.2.2 External Landscape

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

### 8.2.3 Internal Landscape

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

#### .1 Entry Areas

Any planting adjacent to the Vehicular Access Point(s) must highlight the access to and from the sector and ensure vehicle drivers' sightlines are maintained. These areas may be turfed and/or planted each side of the driveway with a variety of plant species, including some flowering groundcovers and low shrubs to create visual interest, and may incorporate primary signage walls/elements for identification of the sector.

#### .2 Frontage Area

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

### .3 Generalised Landscaped Carparking Area

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

### .4 Other Internal Landscape Areas

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

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

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

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

#### 8.2.4 Landscaping and Planting Plan

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

#### 8.2.5 Hard Landscape Elements and Fencing

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

Appropriate fencing styles include the following:-

- face brickwork or masonry piers and base (minimum 300mm base) with coloured render or textured finish and infills of matching, masonry, coloured metal tube or painted or treated “Good Neighbour” style timber palings along all street frontages; or
  - painted or stained timber fencing with boarding both sides, with capping and shaped posts along all common boundaries.
- .5 The fencing along the road frontages of the development is to be setback a minimum of 2.0 metres (within the 3.0 metre landscaped buffer) to complement the streetscape character of that road and the landscape character of the adjacent residential land uses.
  - .6 Where fencing is proposed on the side and rear boundaries adjoining the residential sector, the height of the fencing must not exceed 1.8 metres and is to be constructed of timber palings. These fences must be screened by a landscaped strip with a minimum depth of 1.5 metres.
  - .7 Paving and other hard surface treatments may be provided where required in vehicular, pathway or landscaped outdoor areas. Acceptable finishes include coloured concrete pavers, exposed aggregate or brushed concrete finish, or stencilled or stamped concrete.
  - .8 Where special paving treatments are not required, other internal driveways and car parking areas must generally be of asphaltic concrete construction.

### 8.3 Signage and Artworks

#### 8.3.1 Signage within the sector must provide:

- .1 visible and legible signs
- .2 an uncluttered streetscape
- .3 professional and co-ordinated graphics for the identification of different uses within the sector; and
- .4 signs compatible with their surroundings.

#### 8.3.2 Two categories of sign are permitted, as follows:

- .1 Primary Signage
  - (i) One Freestanding Primary Sign has been identified by the Sector Plan Map. The major freestanding sign is to be limited to a maximum of 5 metres high (above existing ground level), be 2 metres wide and contain a maximum total area of 8m<sup>2</sup>. The advertising material contained on this sign may include any of the uses in the sector, provided signage is undertaken in a coordinated manner.
  - (ii) Where a small pylon sign is proposed as the Primary Sign the small pylon sign is not to expose an unsightly back view of the sign. A small Pylon sign is to be limited to a maximum of 3 metres in height (above existing ground level) and contain a maximum total surface area of 5m<sup>2</sup> per side, for a maximum of 2 sides. No pylon sign shall be erected on a site along which are located Billboard signs unless the frontage exceeds 100 metres in which case such signs are to be no closer than 60 metres. A small pylon sign is to be erected in a landscape environment and have a minimum setback to a side boundary of 3.0 metres.
  - (ii) Primary signage which identifies the development may also be located on the front facade of the building(s) provided it is complementary to the overall building design. A front facade primary sign must not exceed 6 square metres in area. It must also be attached to the structure of the building and not to awnings and the like.
  - (iii) The colour scheme of the signage will be in keeping with the predominantly natural and recessive colours used for the built form that blend with the landscape setting.
  - (iv) Night lighting of the signage will be acceptable, provided it is not neon or flashing lights.

- (v) The use of the North Lakes logo as part of the primary signage is encouraged, subject to the approval of the principal developer.

## .2 Other Signage and Graphics

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

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

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

- 8.3.3 The approval of signage under this Sector Plan is in addition to any license requirements under Council's Local Law No.7.
- 8.3.4 Signage and graphics are not permitted on the roof or above the roof fascia lines of building(s).
- 8.3.5 Signage and graphics must be designed to prevent confusion and clutter to prospective customers or users of facilities within the sector.
- 8.3.6 Flags, banners, bunting and streamers are not permitted on this site.
- 8.3.7 The use of the North Lakes logo as an integral element of the signage and graphics is encouraged, subject to the agreement of the principal developer.
- 8.3.8 Works of high quality urban art, including paving patterns and sculptures, are encouraged. These artworks must contribute strongly to enhancing the architecture and landscape, and achieve humanising elements.

## 8.4 Development Undertaken in Stages

- 8.4.1 If development is undertaken in stages, the area for future development must be landscaped so the presentation of the sector to street and park frontages does not give a temporary or partially completed appearance.
- 8.4.2 On completion of work in any stage:
  - .1 the remainder of the sector must be cleared of all rubble, debris and construction material and equipment; and

- .2 the land must be grassed so as to be capable of being mown and landscaped. Landscaping must include perimeter planting of advanced specimens of fast growing native species of a minimum height of one point five (1.5) metres.

## **8.5 Car Parking**

Clause 2.4.2 of the DCP requires a sector plan to specify car parking 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. The following outlines the special provision for car parking under this sector plan.

The number of car parking spaces to be provided on site is to be calculated in accordance with the planning scheme requirements. For the purpose of this calculation the proposed lot is to be considered to be a Local Business zone. Should the planning scheme be amended or replaced the car parking requirement would be calculated on a similar basis under the new document. Employee bicycle parking is to be provided at a rate of 1 space per 200m<sup>2</sup> GFA.

The design of the car park and the provision of loading facilities will be in accordance with Council requirements and standards at the time of lodgment of the necessary development application

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

- .1 All internal collector and access roads and streets.
- .2 Bikeways and pathways along internal collector roads.

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

constructed to the standard described above to suit the rate of development of the sector.

#### 9.1.2 Water

- .1 Construct internal reticulation systems to service a limited number of areas in the sector.
- .2 Make contribution towards water headworks and bulk water supply in accordance with the MHIA.

#### 9.1.3 Sewerage

- .1 Unless already provided, construct all internal sewerage systems to service a limited number of areas in the sector.
- .2 Make contributions towards sewerage headworks in accordance with the MHIA.

#### 9.1.4 Stormwater

- .1 The principal developer must comply with the provisions of the Stormwater Management Plans for Tributary 2B, 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.
- .2 In addition, the principal developer must construct stormwater drainage systems as required by the MHIA to roads, parks and lots.

#### 9.1.5 Parks

- .1 The requirements for park provision throughout the DCP area are set out in the DCP and the MHIA, no land contribution is to be dedicated as part of any resultant development application.

#### 9.1.6 Electricity Supply and Lighting

- .1 Provide underground electricity distribution to all properties within the sector to Energex (or another appropriate supplier of electricity) and Council standards;
- .2 Provide public lighting to all roads, streets, parks and other public areas and facilities within the sector to Energex (or another appropriate supplier of electricity) and Council standards; and



- .3 Provide high voltage electricity services to service the sector to Energex (or another appropriate supplier of electricity) and Council standards.

#### 9.1.7 Communications

- .1 Arrange for the installation of underground telephone communications services for all properties in the sector.

### 9.2 State Government Infrastructure Requirements

- 9.2.1 There are no items of State Government infrastructure to be provided by the principal developer in conjunction with the development of the precinct.
- 9.2.2 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 agreement with the State Government.

### 9.3 Infrastructure Affected by Development

- 9.3.1 The development of this precinct may place demands on the following infrastructure:
  - .1 Roads external to the DCP area and accessing to the precinct;
  - .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.
- 9.3.2 The infrastructure described in clauses 9.1 and 9.2, together with the obligations of the principal developer under the MHIA, is required to mitigate the adverse affects on such infrastructure.

### 9.4 How the Required Infrastructure Relates to the Infrastructure Agreements

- 9.4.1 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.

- 9.4.2 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 precinct will be provided in accordance with the existing agreements.

## 9.5 Program for Infrastructure Provisions

- 9.5.1 The principal developer will provide all the infrastructure referred to in clause 10.1 at times to satisfy the requirements of the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the precinct. Initial infrastructure works are anticipated to be constructed by February 2009. The completion of the roadworks where approved by Council will be as described in clause 9.1.1 and the MHIA.
- 9.5.2 Except as described elsewhere in this clause, no other works depend on the provision of this infrastructure.
- 9.5.3 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.

## 9.6 Water and Sewerage Demands

- 9.6.1 As required by the Infrastructure Agreement, the principal developer states as follows:-
- 9.6.2 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector (based on the Child Care Use) is 14.7 ET's
- 9.6.3 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector (based on the Child Care Use) is 44.1 EP's
- 9.6.4 If a future alternative use of the sector imposes a greater demand on minimum water supply and sewerage infrastructure than assigned in an approved development site, Council will approve the alternative use provided the developer demonstrates:
- (i) that to do so will not adversely impact on minimum water supply and sewerage infrastructure standards within the DCP area and elsewhere if considered appropriate by the Council's engineer having taken into consideration development approved in the DCP area at the time of an application and future development in the DCP area as provided for by the DCP; and

- (ii) that the principal developer will not be prevented from servicing the total number of ETs or EPs provided in the MHIA.

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

## **10.0 Assessment of Compliance with Precinct Plan Performance Criteria and Relaxation Power**

As stated in section 8.1.1, 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.

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

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

## **11.0 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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# **ANNEXURE A**

## **PROPOSED METES AND BOUNDS DESCRIPTION FOR URBAN RESIDENTIAL AREAS ELEMENT OF SECTOR**

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# **ANNEXURE B**

## **PLANT LIST**

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**Annexure C: Plant List -  
Residential Sector Forty-One  
Public Parks & Road Reserves**

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

**Annexure C: Plant List -  
Residential Sector Forty-One  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
Roystonea regia	Cuban Royal Palm
Syzygium australe	Scrub Cherry
<b>Trees &amp; Palms</b>	
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
<b>Shrubs</b>	
Baeckea sp. Mt Toza	Dwarf Baeckea
Baeckea virgata	Twiggy Myrtle
Baeckea virgata dwarf	Dwarf Baeckea
Banksia Birthday Candles	Dwarf Banksia
Banksia ericifolia	Heath Banksia
Banksia integrifolia	Coastal Banksia
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River
Callistemon Little John	Little John
Callistemon Ned Kelly	Ned Kelly
Callistemon pachyphyllus	Bottlebrush
Cyathea australis	Rough Tree Fern
Gardenia Florida	Double Gardenia
Grevillea "Coconut Ice"	Coconut Ice
Grevillea "Majestic"	Majestic
Grevillea "Robyn Gordon"	Grevillea
Grevillea "Superb"	Superb
Grevillea banksii	Red Silky Oak
Grevillea Honey Gem	Honey Gem
Grevillea Ned Kelly	Ned Kelly
Hovea acutifolia	Pointed Leaf Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum petersonii	Lemon Scented Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca linariifolia 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
<b>Groundcovers</b>	

**Annexure C: Plant List -  
Residential Sector Forty-One  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Agapanthus Peter Pan	Dwarf Agapanthus
Anigozanthos hybrids	Kangaroo Paws
Blechnum cartilagineum	Fern
Cissus rhombifolium	Grape Ivy
<b>Groundcovers</b>	
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
<b>Grasses</b>	
Cynodon dactylon	Green Couch
Danthonia induta	Wallaby Grass
Digitaria didactyla	Blue Couch
Greenlees Park	Hybrid Couch
Poa australis	Native Poa
<b>Vines</b>	
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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# ANNEXURE C

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

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**SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR RESIDENTIAL SECTOR FORTY-SIX**

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	
Caretaker's residence Local utilities Park	Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.  Child care centre Community premises	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	Accommodation units Adult product shop Agriculture Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Camping grounds Caravan park Casino Cattery Cemetery Communication station Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structures Duplex dwelling Educational Establishment Extractive industry Family day care centre Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Home occupation Host farm Hotel Junk yard Kennels

<p>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</p> <p><b>COLUMN A</b></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><b>COLUMN B</b></p>	<p>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</p> <p><b>COLUMN C</b></p>	<p>Purposes for which premises may not be erected or used (Prohibited Development)</p> <p><b>COLUMN D</b></p>
<p>Self Assessable</p>	<p>Code Assessable</p>	<p>Impact Assessable</p>	
			<ul style="list-style-type: none"> <li>Lot feeding</li> <li>Mini brewery</li> <li>Motel</li> <li>Motor sport or shooting</li> <li>Office</li> <li>Outdoor sales</li> <li>Piggery</li> <li>Poultry farm</li> <li>Place of Worship</li> <li>Retail showroom</li> <li>Rural industry</li> <li>Service Industry</li> <li>Shop &lt;300m<sup>2</sup></li> <li>Shopping Centre &gt;3000m<sup>2</sup></li> <li>GLA</li> <li>Showground</li> <li>Simulated conflict</li> <li>Stable</li> <li>Special use</li> <li>Stock sales yard</li> <li>Technology industry</li> <li>Tourist facility</li> <li>Townhouse units</li> <li>Transport terminal</li> <li>Transportable homes village</li> <li>Turf farming</li> <li>Vehicle hire depot</li> <li>Vehicle sales yard</li> <li>Warehouse</li> </ul>

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